



May 2021

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Eau Claire County, Wisconsin

PROPERTY REVALUATION YEAR

The Town of Pleasant Valley will be performing a revaluation in 2021. The last revaluation was completed 12 years ago in 2009. Some common questions are answered below.

What is a Revaluation?

A revaluation is a process where the assessor reviews all property within the Town and modifies each of its **current market value**. A periodic revaluation ensures equity amongst all property types while bringing assessed property values in line with market rates as required by State Law.

Why is a revaluation being conducted?

The purpose of the revaluation is to ensure property assessments in Pleasant Valley are keeping pace with market changes and to avoid more drastic adjustments to property assessments in the future. Pleasant Valley's property assessments are currently on average about 20% below fair market (equalized value). Please review your tax bill and note the "assessed value" and the "estimated fair market value", which is determined by the Town's level of assessment. If assessments remain more than 10% below fair market value for too long, the State can mandate a costly "full revaluation" of the Town for non-compliance, which will also include interior inspections of all properties.

When will this new assessment go into effect?

The property tax bill you receive in **December 2021** will be based on the new assessment value of your property.

Will my taxes go up?

A common misconception about revaluations is that an increase in a property assessment leads directly to an increase in property taxes. A revaluation ensures that all property owners pay their fair share of taxes and the municipality complies with state law. For example, if the average assessment in the Town increases 15%, the owner of a property with an assessment increase of 15% would not see an increase in their share of taxes. A revaluation also does not change the total amount of taxes that a Town levies (which is capped by State imposed levy limits). Taxes could potentially increase if a referendum is passed by any of the taxing districts.

How can my assessment change when I haven't made changes to my property?

Economic conditions such as recent home sales in your neighborhood, sales of reasonable comparable buildings and market conditions will influence the value of your real estate.

Will the assessor visit my property?

The assessor will visit all taxable properties in the Town and do a walk around exterior inspection of every property. If a property owner requests an interior inspection, the assessor will comply. If the assessor feels entry is needed to a property, the assessor will take the legally required steps to attempt to gain entry.

OPEN BOOK AND BOARD OF REVIEW

Once the revaluation is completed, the assessor will send out letters to all property owners indicating the new assessed values. At that time, the Open Book and Board of Review dates will be set and the information will be included in your letter. The dates will also be posted on our webpage and at the town hall once they are established. This will most likely occur in early fall.

What is open book?

Open book is a conference, either face-to-face or over the phone, with an assessor to discuss the value of your property. You have until 48 hours before Board of Review to contact the assessor about your new value. Face-to-face dates are not yet established. The assessor can be reached at 715-835-1141.

What is Board of Review?

Board of Review functions like court and is required to evaluate evidence based on facts. You or your representative must provide factual evidence that your property is inequitably assessed. The burden of proof is solely on the taxpayer. The assessor's value is presumed correct by state law until proven otherwise.

Please attend the Open Board prior to making an appointment for Board of Review. Once dates are determined, you can set an appointment for the Board of Review by contacting Jen Meyer at 715-878-4645 or townofpleasantvalley@gmail.com. All original signed paper Objection Forms must be submitted to the Clerk no later than 48 hours prior to Board of Review.

More information regarding the revaluation process can be found on our webpage at:

[**https://townofpleasantvalley.com/2021-revaluation/**](https://townofpleasantvalley.com/2021-revaluation/)

Here is a link to an informative revaluation video:

[**https://www.youtube.com/watch?v=9in7hvxVoLM**](https://www.youtube.com/watch?v=9in7hvxVoLM)

<p style="text-align: center;"><u>Facility Rental</u></p> <p>Interested in renting the pavilion or community center? Contact Jen at 715-878-4645 or our webpage for more information.</p>	<p style="text-align: center;"><u>Hadleyville Cemetery</u></p> <p>Plots in the Hadleyville Cemetery are available to purchase for \$500 each. You need to be a past or present resident of Pleasant Valley. Please call Jen at 715-878-4645 for more information.</p>	<p style="text-align: center;"><u>Broadband Survey</u></p> <p>Eau Claire County Broadband Committee is surveying broadband speeds throughout the County. Please visit <u>https://broadband-internet-survey-eccounty.hub.arcgis.com/</u> to take the speed test.</p>
<p style="text-align: center;"><u>APRIL 6, 2021 ELECTION</u></p> <p>697 number of voters</p> <p style="text-align: center;">25.5% turnout</p> <p>Unless there is an unforeseen occurrence, there will not be another election this year in Pleasant Valley.</p>	<p style="text-align: center;"><u>2021 Summer Road Projects</u></p> <ul style="list-style-type: none"> -Cherry, Easterson, and Graceland roads will receive chip seal -Hemlock and Willow Roads will receive additional base course. -The bridge on Cedar Rd and the bridge on Lowes Creek Rd will be undergoing maintenance. The bridges will be closed for 3-5 days during this process. 	<p style="text-align: center;"><u>Looking for a COVID-19 Vaccine?</u></p> <p>Information can be found at</p> <p style="text-align: center;"><u>Bit.ly/covidvaccine-ec</u></p> <p style="text-align: center;">OR by calling</p> <p style="text-align: center;">715-831-7425</p>

SUMMER LANDSCAPING PROJECTS?— KEEP THE RIGHT OF WAY CLEAR

Mowing and Trimming The Town has the legal right and annually does mow the road right of way of all town roads. As time permits; trees, low growth and brush within the road right-of-way are trimmed and/or removed. Mowing and trimming is performed for safety and visibility reasons. If you do not wish to have any mowing or trimming done on the right of way along your property, please make sure you keep the area clear of all trees, shrubs and brush and perform the mowing regularly.

Landscaping Please do not install items (i.e. fencing, landscaping, sprinklers, or lawn markers) within this right-of-way; the Town is not responsible for any damage that may occur to these objects. Large items in the right-of-way can present direct hazard and impede vision at intersections which can pose liability issues. The Town may remove such items at the expense of the property owner.

Tree and Shrub Planting Consider the future when you plant trees and or shrubs along the right-of-way line. As the tree grows and branches protrude into the right-of-way, the branches are then subject to being cut back to the 33' line.

Ditches Do not fill in the ditch in the road right-of-way. Ditches are designed to keep water flowing toward lower lying natural waterways and to collect snow from plowing operations. When you fill the ditch adjacent to your property disrupting the natural flow of water, this could potentially cause damage to the road base and/or direct water toward your or a neighbors home.

YOUR COOPERATION IS GREATLY APPRECIATED

A MESSAGE FROM TOWNSHIP FIRE DEPARTMENT

Pleasant Valley Firefighters want to thank the residents for the tremendous support in donations for our small Unmanned Aircraft System (sUAS), aka "Drone" fundraiser. It has been a challenging year for a lot of individuals, and your support is greatly appreciated! We are in the process of training personnel that will be certified FAA Part 107 remote pilots. The money donated has been used to purchase both a training drone with a camera, and a more expensive aircraft that has additional thermal camera capabilities for fire scenes and search and rescue incidents. Thank you so much for your support!



BURNING PERMITS ONLINE ONLY

Burning permits are required in the Town of Pleasant Valley.

Please visit www.townshipfire.org for more information:

Effective April 1, 2021—burning permits are only issued online.

If permits are not being issued, you will not be able to apply.

PASTORAL BEGINNINGS—Pleasant Valley 1859-1914

Did you ever wonder what life was like for the pioneers? What Pleasant Valley was like in the 19th Century? What it was like living in a rural society? What did early farmers have to contend with and what crops did they raise? These and other questions are answered for the formative years of the Town of Pleasant Valley, between the creation of the town in 1859 and the onset of World War I in 1914, when modernity arrived and the settlement days ended. Written by William G. Thiel (715 834 6086) \$24, incl. tax; shipping extra. A limited number of copies are also available at the Town Hall.



Town of Pleasant Valley
Jen Meyer, Clerk/Treasurer
S10414 Cty Rd HHI
Eleva, WI 54738

Town Officials

Dan Hanson, Chairman (715)878-4847
Dan Green, Supervisor (715)878-4476
Doug Nelson, Supervisor (715)878-4918

Jen Meyer, Clerk/Treasurer (715)878-4645
or townofpleasantvalley@gmail.com

Town Shop (715)878-9461
Burning Permits and regulations:
www.townshipfire.org

Town Board Meetings are held the 2nd Monday of each month at 7:00pm in the Town Hall. Agendas are on our webpage and posted at the Town Hall.

townofpleasantvalley.com

Visit our website and you will find all valuable information including: calendars, meeting agendas and minutes, facts, notices, forms and permits, frequently asked questions, budget information and more.

Subscribe to our email list

If you are interested, you can also subscribe to our email list through the website. We will plan on using this list in the future for infrequent notifications.

Historical Committee

The Pleasant Valley Historical Committee is looking for news or items of the Pleasant Valley area for the museum or for use in a temporary display.

Also, we could use more volunteers. For information call Betty at 715 287-4123. We would like to be open more days during the summers and provide information and insight about the area. Ideas would be appreciated.

Current Members: Betty Myren, Sharon Hazen, Richard and Darlene Pederson, Bill Thiel, Jayne Fleming and Jan Daus.