

Town of Pleasant Valley
Eau Claire County, Wisconsin
2026 BOARD OF REVIEW

May 11, 2026
6:45pm p.m.
Pleasant Valley Town Hall

1. Call to order by Doug Nelson at 6:45 p.m.
2. Roll call – Doug Nelson, Scot Iverson, Megan Bechel, Jen Meyer, Kelsey Ebert
3. Public Notice compliance – Clerk confirmed one posting location and webpage
4. Appoint the Clerk (Motion Iverson/Bechel) to appoint Jen Meyer 3-0
5. Selection of Chair (Motion Iverson/Bechel) to appoint Doug Nelson 3-0
6. Selection of Dep. Chairperson (Motion Iverson/Nelson) to appoint Megan Bechel 3-0
7. Certification of training compliance – Clerk confirmed
Megan Bechel, Scot Iverson, Doug Nelson, and Jen Meyer 3-7-2026 – Filing date DOR 4-14-2026
8. Jen Meyer confirmed the Town has an Ordinance for the Confidentiality of Income and Expense information provided to the Assessor under state law.
9. Jen Meyer confirmed the Town has policies for Sworn telephone testimony and sworn written testimony, AND for the procedure for waiver of BOR hearing requests.
10. ADJOURNMENT – MOTION(IVERSON/BECHEL) TO ADJOURN THE MEETING TO AUGUST 13, 2026, AT 6:45 PM AS THE ASSESSMENT ROLL IS NOT COMPLETE AT THIS TIME.
11. Adjourn – 6:50 p.m.

August 13, 2026
6:45 pm
Pleasant Valley Town Hall

1. Called to order by Doug Nelson at 6:50 pm
2. Roll Call- Doug Nelson, Scot Iverson, Megan Bechel, Jen Meyer, Kelsey Ebert
3. Public Notice compliance – Clerk confirmed one posting location and webpage
4. ADJOURNMENT – MOTION(BECHEL/IVERSON) TO ADJOURN THE MEETING TO SEPTEMBER 30, 2026, AT 9:00 a.m. AS THE ASSESSMENT ROLL WILL BE COMPLETE AT THAT TIME. Letters will be sent by the assessor to properties owners on August 25 and Open Book will be September 8th.
5. Adjourn – 6:55 p.m.

September 30, 2026
9am-11am
Pleasant Valley Town Hall

12. Call to order by Doug Nelson at 9am
13. Roll call -Doug Nelson, Megan Bechel, Dan Hanson (alternate), Paul Nelson (alternate), Jen Meyer, and Kelsey Ebert. Assessor Alyssa Schultz and another member of her office were also present.
14. Public Notices compliance – Clerk (1 posting location and webpage)
15. Summary of Annual Assessment Report by Assessors' Office – distributed and reviewed by Assessor Alyssa Schultz
16. Receipt of Assessment Roll by Clerk from the Assessor – Assessor's Affidavit signed and added to roll
17. Receive the Assessment Roll and any sworn statements from the Clerk-Roll received, no sworn statements to review.
18. Review the Assessment Roll and Perform Statutory Duties:
 - a. Examine the Roll – complete
 - b. Correct description or calculation errors - none
 - c. Add omitted property - none

- d. Eliminate double-assessed properties - none
19. Discussion/Action – Certify all corrections of error under state law (sec. 70.43, Wis. Stats.) – Correction of Error for a property owned by Jeff Jackson #2-260934-430-9001 was reviewed and approved. A building was removed from a property. The adjustment was \$15,600. The parcel no longer exists, as a new CSM was recorded in 2026.
Motion (Megan Bechel/Dan Hanson) to approve the Correction of Error. Chair Nelson called for a vote. Ayes carried 4-0, and the motion was approved.
20. Discussion /Action—Verify with the assessor that open-book changes are included in the assessment roll. – Complete per Assessor Alyssa Schultz
21. Allow any present taxpayers to examine assessment data. - Two attendees looked at the roll.
22. During the first two hours, consideration of:
- a. Waivers of the required 48-hour notice of intent to file an objection when there is good cause. - none
 - b. Requests for Waiver of the BOR hearing, allowing the property owner to appeal directly to the circuit court - none
 - c. Subpoena requests -none
 - d. Act on any other legally allowed/required Board of Review matters - none
23. Review Notice of Intent to File Objection – Three property owners gave the clerk the required 48-hour notice to appear before the Board of Review. Two Intent to Objection forms (Erdman and Benrud) were received by the clerk and scheduled for review. One other objection (Wallin) was received; however, the property owner withdrew his request for a hearing before said meeting.
24. Proceed to hear objections, if any, and if proper notice/waivers are given, unless scheduled for another date.
25. HEARING #1 – RYAN AND RACHEL ERDMAN PARCEL # 2-260932-320-2003
The Clerk introduced the first case and swore in Assessor Alyssa Schultz, Ryan Erdman, and Rachel Erdman.
Assessment \$925,100
Erdman’s opinion of value: \$884,250
The Erdman’s presented a couple of comparables not located in Pleasant Valley, on small lots, and serviced by city water and sewer. Said properties ranged from ~\$650,000 to \$675,000. The Erdman’s requested that their land be assessed lower than the most recent comparable sale (2026), located adjacent to their property.
The Erdman’s were also concerned that a few hundred square feet of their basement may be being assessed as finished.
- Assessor Alyssa Schultz presented comparables in Pleasant Valley, explained how values are best set by recent sales, and described how the value was set for the Erdman land and home. The Erdman’s paid \$164,302 for their land in 2024 and \$768,052 for their custom-built home in 2025, for a total of \$932,302. Square footage is calculated differently for assessment and architectural purposes.
- Motion (Bechel/Hanson) to accept the assessor's assessment as correct.
Chair called for a voice vote; all members voted aye. Final vote: 4-0
The clerk completed the Notice of Board of Review Determination and hand-delivered it to the property owner. The affidavit was completed.
26. HEARING #2 – MICHAEL BENRUD PARCEL # 2-260934-330-9002
The clerk introduced the case and swore in Michael Benrud.
Assessment: \$382,200
Benrud’s opinion of value: \$335,000
Mr. Benrud submitted his Intent to Object form before receiving his private appraisal. His original objection form indicated his opinion of value at \$250,000. After receiving the appraisal, he updated his opinion to \$335,000.
- Mr. Benrud presented his appraisal, which included comparables. Pictures were presented showing the poor condition of the property and the unsightliness of the neighboring property.

Assessor Schultz presented her comparables supporting the assessed value. She pointed out discrepancies in the appraisals, as some adjustments were not made for lot size and number of bathrooms.

BOR member Megan Bechel asked the assessor questions about the poor condition of the property and the neighboring property; Assessor Schultz agreed that an adjustment could be justified.

Motion (Bechel/Hanson) to adjust the assessed value of the property to \$335,000, the owner's opinion of value, based on the property's condition and the evidence provided.

Chair called for a voice vote; all members voted aye. Final vote: 4-0

The clerk completed the Notice of Board of Review Determination and hand-delivered it to the property owner. The affidavit was completed.

27. Consider/act on scheduling additional Board of Review Date(s). - No additional date is necessary.

28. Adjourned by Chair Nelson at 11 a.m.

Jennifer Meyer

Appointed Clerk of Board of Review

Town of Pleasant Valley

Posted and placed on website – October 6, 2026