

CARTER BARSTAD

HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Mondovi

Buffalo County river town — small, proud, and priced like it.

A BUFFALO COUNTY COMMUNITY GUIDE

US-10 · BUFFALO RIVER · BUFFALO COUNTY



~30 min
Southwest of Eau Claire via US-10

Buffalo County

Mondovi
School district

Buffalo River
Runs right through town

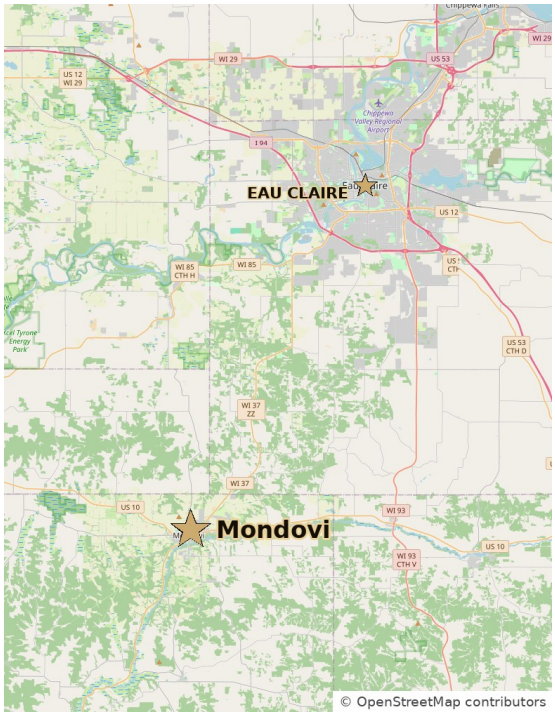
HOMETOWN REALTY GROUP

Carter Barstad · Hometown Realty Group · (715) 828-0039 · Carter@echtrg.com

WI License #97386-94

Why people love it here

- A real river town: the Buffalo River runs through Mondovi, and the valley around it is some of the prettiest driving in the Chippewa Valley.
- Buffalo County prices — Mondovi is where Eau Claire budgets go to feel big again.
- A complete small town: school, grocery, clinic, and a main street that still does its job.
- Bluff-and-valley country — this is the edge of the Driftless, and the land has the curves to prove it.



Real map in Carter's CMA style — OpenStreetMap data, not to survey scale.

WHERE IT IS

Mondovi in gold — southwest of Eau Claire in the Buffalo River valley, about a half hour out US-10.

In this guide

- Why people love it here
- A valley town on the Buffalo
- The homes
- What to watch for
- Schools & services
- The market, honestly
- Who it fits
- Showing-day checklist
- Good next step
- Taxes & total cost
- Questions Mondovi buyers ask

Facts checked October 2026 — sources on the closing page. Prices and listings change fast; ask Carter for the current read before you budget.

A valley town on the Buffalo

Mondovi grew up as a milling and farm-service town on the Buffalo River, in a county that stayed agricultural while the metro grew up a half hour northeast. The valley setting is the point: ridges and coulees, trout streams in the side valleys, and a town that has kept its school, its clinic, and its main street.

For buyers priced out of Eau Claire's growth, Mondovi is the classic answer — keep the job, change the mortgage.

The homes

Older in-town homes with porches and mature trees, practical mid-century stock, and farm or acreage properties in the valley and on the ridges around it. Condition varies widely at this price point — the wins here go to buyers who inspect carefully and budget for the older systems honestly.

What to watch for

- Flood history on the lowest river-adjacent lots — ask, and check the maps.
- Older-home systems: roofs, furnaces, wiring, and septic on country properties.
- The US-10 commute in winter — beautiful valley, real weather.
- Ridge vs. valley microclimates: wind, driveway grades, and winter access differ by elevation.

Schools & services

The Mondovi School District serves the city and surrounding Buffalo County countryside. Confirm the assignment for any specific address with the district before you buy.

Valley routines

- The Buffalo River — fishing and quiet water right in town.
- Trout streams in the coulees — Buffalo County is sleeper trout country.
- School and main-street events run the calendar.
- Eau Claire's hospitals, mall, and university are a half hour northeast when you need them.

The market, honestly

Mondovi is one of the valley's affordability stories: full houses at prices that read like Eau Claire's down payments. The trade is the commute, and for the right buyer it's not close. Carter can pull recent Mondovi sales so you can see exactly what your budget does here versus in the metro.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Budget-driven buyers, remote workers who want valley land, and anyone who prefers a river town's pace to a suburb's.

THINK IT THROUGH IF…

Specialty services, big shopping, and nightlife all live up the road — and valley winters demand respect for the drive.

Showing-day checklist

- Compare a valley property and a ridge property in person.
- Inspect the big systems — older stock, honest budgets.

- Confirm the school assignment for the address.
- Drive US-10 to Eau Claire at your real commute hour.

Good next step

Bring your Eau Claire budget and tour Mondovi with it — the comparison is the sales pitch. Carter can line up recent sales on both ends of the drive.

Taxes & total cost

The short version: In town, about $375 a month on a $250,000 home — the schools are the biggest slice, but the city levy is the difference you can see, since the same school district out in the Town of Mondovi pays about $12.25 per $1,000.

Here is the tax line, in plain numbers. For the 2025 tax roll — the bills payable in 2026 — the City of Mondovi's net mill rate is $17.98 per $1,000 of assessed value, from Buffalo County's published net mill rates. A mill is simple math: $1 of tax for every $1,000 of value. The catch is which value — the tax is figured on the assessor's value, not the sale price. That assessed value is supposed to track market value, but it can sit above or below what a home actually sells for; the county sheet puts Mondovi's assessment level at about 77% of market value, so the two numbers are cousins, not twins.

Where the dollar goes, by share of the total levies apportioned to the city in the Wisconsin Department of Revenue's 2025 Statement of Taxes:

- Mondovi School District — about 39% of the total, the largest single piece
- City of Mondovi — about 33%, including the tax-increment district piece (the city's general levy alone is about 26%)
- Buffalo County — about 24%
- Chippewa Valley Technical College — about 4%
- State special charges — $0 in 2025

The school district is the biggest driver of a Mondovi bill — bigger than the city and the county lines.

Now run it on a $250,000 home. This example treats the price as the home's assessed value, just to keep the math clean. Step 1: the value is $250,000. Step 2: $250,000 ÷ 1,000 × $17.98 = about $4,500 a year. Step 3: $4,500 ÷ 12 = about $375 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit and first dollar credit come off after the bill is calculated — Mondovi's statement of taxes shows both applied — so they shave the total down from $4,500. The rate also leaves out special charges and assessments, like delinquent utility charges, which ride on the bill separately. And your parcel's actual assessment may land above or below the $250,000 in this example, which moves the bill with it.

Why does Mondovi read the way it does next to its neighbors? The city levy is the difference you can see: parcels in the Town of Mondovi, in the same school district but outside city limits, pay about $12.25 per $1,000 on the same county sheet — no city line on their bill. In town, budget roughly $375 a month for taxes alongside your mortgage payment and insurance, and Mondovi's affordability story still holds: the house costs less, and the tax line does not eat the difference.

See how all 28 areas compare: Chippewa Valley property taxes, side by side.

Questions Mondovi buyers ask

How far is Mondovi from Eau Claire?

About a half hour southwest via US-10, through the Buffalo River valley. It is close enough to keep an Eau Claire job — Mondovi is the classic answer for buyers priced out of the metro: keep the job, change the mortgage. Drive it at your real commute hour before you buy, and respect the valley's winter weather on that road.

Why are homes more affordable in Mondovi?

These are Buffalo County prices. Mondovi is one of the valley's affordability stories — full houses at prices that read like Eau Claire's down payments — because the trade is the commute, not the town, which keeps its school, grocery, clinic, and main street. Carter can pull recent Mondovi sales so you can see exactly what your budget does here versus in the metro.

Which school district serves Mondovi?

The Mondovi School District serves the city and the surrounding Buffalo County countryside. Confirm the assignment for a specific address with the district before you buy.

What should I watch for in a Mondovi home?

Condition first: on the older stock, inspect the big systems — roofs, furnaces, wiring, and, on country properties, septic — and budget for them honestly. Ask about flood history on the lowest river-adjacent lots and check the maps. Then compare the setting itself: ridge and valley properties differ in wind, driveway grades, and winter access, so tour one of each if you can.

What is there to do around Mondovi?

The Buffalo River runs right through town, with fishing and quiet water close to home, and the coulees around it hold trout streams — Buffalo County is sleeper trout country. School and main-street events run the local calendar, and the valley itself, at the edge of the Driftless, is some of the prettiest driving in the Chippewa Valley.

Who is Mondovi a good fit for?

Budget-driven buyers, remote workers who want valley land, and anyone who prefers a river town's pace to a suburb's. Think it through if specialty services, big shopping, and nightlife matter day to day — those live up the road in Eau Claire — and if a winter valley commute is more than you want to sign up for.

How much are property taxes in Mondovi?

In town, about $375 a month on a $250,000 home. The city's net rate is $17.98 per $1,000 of assessed value on the 2025 levy; the schools are the biggest slice, but the city levy is the difference you can see, since the same school district out in the Town of Mondovi pays about $12.25 per $1,000. The Taxes & total cost section above breaks the whole bill down.

Facts checked October 2026 — sources on the closing page. Prices and listings change fast; ask Carter for the current read before you budget.



Carter Barstad

Hometown Realty Group · WI License #97386-94



Thinking about a move? Call or text (715) 828-0039, or email Carter@echtrg.com — Carter can pull recent sold comps for any street in this guide and line up showings so you can compare in person.