

Town of Caledonia, Waupaca County
Board of Review Proceedings
May 12, 2026 4pm-6pm

BOR Members present were Bill Abba, Vance Knuth, Pete Bosquez, Natalie Snyder, and Helen Adams. Representatives for Preuss Assessors were present.

Bill Abba opened the Board of Review meeting with the Pledge of Allegiance. He directed Clerk Snyder to turn on the recorder. He confirmed that the BOR is a reviewing authority and that decisions are based solely on evidence presented relating to values of property, not taxes. He noted that by law the basis of deliberations presumes the correctness of the assessor and can only be changed when overwhelming testimony is presented to overturn that presumption.

Snyder took a roll call to verify attendance. Bill Abba, Vance Knuth, Pete Bosquez, Natalie Snyder, and Helen Adams were present.

Snyder confirmed that notices announcing Open Book and BOR were posted appropriately.

Bill Abba was elected as Chairperson of the BOR, and the motion passed unanimously. Pete Bosquez was elected Vice Chairperson.

Helen Adams was appointed a voting alternative member unanimously.

Snyder confirmed that 2 BOR members completed training in 2026: Natalie Snyder & Vance Knuth.

Abba verified that the town has an ordinance for the confidentiality of income and expense information provided to the assessor under state law in Ordinance 2:6.1-1.

The chairperson stated that the town does not have the capacity to adequately receive telephone testimony, so the policy is to deny any requests for telephonic testimony. The town may consider waiving the Board of Review hearing requests based strictly on circumstances surrounding the request after action by a roll call vote of such action.

Snyder confirmed she received the official roll book from the assessor. Snyder also confirmed that the open book was held and the assessor was in attendance

The assessor verified that he certified the accuracy of the roll book, turned it over to the clerk, and notified property owners of any changes. The assessor filed and summarized the Annual Assessment Report.

New laws reviewed regarding towers and campground improvements.

The assessor confirmed the level of assessment estimated to be between 88%-92% of Fair Market Value as determined by the Department of Revenue. Final numbers will be published by the Department of Revenue in mid-August.

The clerk was asked if there were any objections. The clerk stated that there were no objections.

The Board of Review examined the roll for accuracy and verified with the assessor.

A motion was made and seconded to adjourn the meeting. Chairman Abba directed Clerk Snyder to turn off the recording. The meeting was adjourned after 2 hours at 6pm.

Respectfully submitted,
Natalie Snyder