

POSTED DATE: (NOTICE POSTED: May 6, 2026)
Committee Members: all meeting attendance (or absence) must be confirmed with a response.
Please RSVP your attendance to this meeting ASAP to 920-846-4505 or Jfriedman@cityofocontofalls.wi.gov

**CITY OF OCONTO FALLS
BOARD OF REVIEW (BOR)**

Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154

**TUESDAY, MAY 12, 2026 – 5:45 PM
AGENDA**

Board:	Mayor – Clint Braun Clerk – Peter Wills Devin Wirtz Brandon Revolinski Ashley Bahrke Marty Coopman	Others:	Assessor Accurate Assessors Deputy Clerk Jenny Friedmann Deputy Treasurer Eve Wallace
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1. Roll Call
2. Confirm quorum of Board of Review Members
3. Notice of Meeting to Adjourn the Board of Review Due to Incomplete Assessment Roll
City of Oconto Falls, Oconto County
The Board of Review will meet on the **12th day of May, 2026 at 5:45pm at Oconto Falls Municipal Building, Council Chambers, 500 N Chestnut St, Oconto Falls, WI 54154** for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April, pursuant to Wis. Stat. § 70.47(1).
Due to the fact the assessment roll is not completed at this time, **the Board of Review will be adjourned until the 15th day of July 2026 at 5:00pm.**

Pursuant to Wis. Stat. § 70.47(2): After the first meeting of the Board of Review and before the board's final adjournment, no person who is scheduled to appear before the Board of Review may contact, or provide information to, a member of the board about that person's objection except at a session of the board.

No person may appear before the Board of Review, testify to the board by telephone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board or at least 48 hours before the objection is heard if the objection is allowed under sub. (3)(a), that person provides to the clerk of the board of review notice as to whether the person will ask for removal under sub. (6m)(a) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.

When appearing before the board, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the

person's objection and specify the information that the person used to arrive at that estimate.

No person may appear before the Board of Review, testify to the board by telephone or object to a valuation, if that valuation was made by the assessor or the objector using the income method, unless the person supplies to the assessor all of the information about income and expenses, as specified in the manual under Wis. Stat. § 73.03(2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under Wis. Stat. § 19.35(1).

(If the date that the assessment roll will be available to the public is known and/or the date for the Open Book is known, the following paragraphs may be included to give the additional 15-day notice required.)

Pursuant to Wis. Stat. § 70.45, the assessment roll for the Year 2025 assessment will be open for examination starting on the 29th day of June 2026 at 11:00am until 1:00pm. Roll will be available to view online at accurateassessor.com or at Oconto Falls City Hall, 500 N Chestnut until Board of Review on July 15th, 2026.

Additionally, the assessor shall be available on

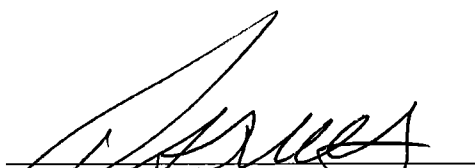
- **29th day of June 2026 at the Oconto Falls Municipal Building, Council Chambers from 11:00am. to 1:00pm.**

Instructional material will be provided at the Open Book to persons who wish to object to valuations under Wis. Stat. §70.47.

Notice is hereby given this 6th day of May, 2026 by:

Peter Wills
City Clerk/Administrator

4. Adjournment


City Administrator Peter Wills/JF

A quorum of the Common Council or Utility Commission may be in attendance of this meeting. Proper notice was given to the public - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: cityofocontofalls.com

Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.

**Notice of Meeting to Adjourn the Board of Review
Due to Incomplete Assessment Roll
City of Oconto Falls, Oconto County**

The Board of Review will meet on the 12th day of May, 2026 at 5:45pm. at Oconto Falls Municipal Building, Council Chambers, 500 N Chestnut St, Oconto Falls, WI 54154 for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April, pursuant to Wis. Stat. § 70.47(1).

Due to the fact the assessment roll is not completed at this time, the Board of Review will be adjourned until the 15th day of July 2026 at 5:00pm- 7:00pm.

Pursuant to Wis. Stat. § 70.47(2): After the first meeting of the Board of Review and before the board's final adjournment, no person who is scheduled to appear before the Board of Review may contact, or provide information to, a member of the board about that person's objection except at a session of the board.

No person may appear before the Board of Review, testify to the board by telephone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board or at least 48 hours before the objection is heard if the objection is allowed under sub. (3)(a), that person provides to the clerk of the board of review notice as to whether the person will ask for removal under sub. (6m)(a) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.

When appearing before the board, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.

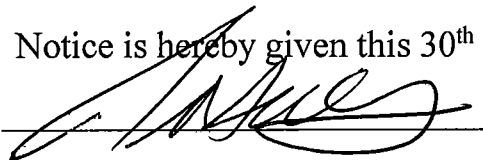
No person may appear before the Board of Review, testify to the board by telephone or object to a valuation, if that valuation was made by the assessor or the objector using the income method, unless the person supplies to the assessor all of the information about income and expenses, as specified in the manual under Wis. Stat. § 73.03(2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under Wis. Stat. § 19.35(1).

(If the date that the assessment roll will be available to the public is known and/or the date for the Open Book is known, the following paragraphs may be included to give the additional 15-day notice required.)

Pursuant to Wis. Stat. § 70.45, the assessment roll for the Year 2026 assessment will be open for examination starting on Monday, June 29, 2026 from 11:00 am-1:00pm at the Oconto Falls Municipal Building, Council Chambers.

Instructional material will be provided at the Open Book to persons who wish to object to valuations under Wis. Stat. § 70.47.

Notice is hereby given this 30th day of April, 2026 by:

A handwritten signature in black ink, appearing to read 'Peter Wills', is written over a horizontal line.

Peter Wills
City Clerk

Notice of the City of Oconto Falls Open Book & Board of Review

STATE OF WISCONSIN
CITY OF OCONTO FALLS
COUNTY OF OCONTO

NOTICE OF OPEN BOOK FOR ASSESSMENT ROLL EXAMINATION

Notice is hereby given that pursuant to s. 70.45, Wis. Stats., the assessment roll for the Year 2026 assessment will be open for examination on **Monday, June 29, 2026 from 11:00am-1:00pm** at the City of Oconto Falls Municipal Building, 500 North Chestnut Ave. in the Council Chamber. *If property owners have questions regarding the valuation of their real estate or personal property and are unable to attend Open Book examination date, you are encouraged to contact Accurate Assessing, accurateassessor.com or (920-749-8098) prior to this date to discuss any concerns.*

NOTICE OF BOARD OF REVIEW MEETING

Notice is hereby given that the Board of Review (from here on referred to as BOR or board) for the City of Oconto Falls shall meet on **Wednesday, July 15, 2026, 5:00pm-7:00pm** at the City Municipal Building, 500 North Chestnut Ave to hear objections from property owners who follow requirements pursuant to s.70.47(7), Wis. Stats. **Deadline to File an Appeal: Monday, July 13, 2026 by 5:00pm.**

Please be advised of the following requirements:

- **Sec.70.47(7)(aa), Wis.Stats.,** provides that the BOR may deny a hearing to a property owner who does not allow the assessor to complete an exterior view.
- After the first BOR meeting and before the BOR's final adjournment, no person who is scheduled to appear before the BOR may contact, or provide information to, a member of the BOR about that person's objection except at a BOR session.
- No person may appear before the BOR, testify to the BOR by phone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the BOR or at least 48 hours before the objection is heard if the objection is allowed under sub.(3) (a), that person provides to the BOR clerk a notice as to whether the person will ask for removal under sub.(6m) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.
- When appearing before the BOR, the person must specify in writing, his or her estimate of the land value and improvements that he or she is objecting and the person must specify the information that he or she used to arrive at that estimate.
- No person may appear before the BOR, testify to the BOR by phone or object to a valuation; if the assessor or objector made the valuation using the income method; unless the person supplies the assessor with all the information about income and expenses, as specified in the manual under state law (**sec.73.03(2a), Wis.Stats.**), that the assessor requests. The municipality or county must provide by ordinance for the confidentiality of information about income and expenses provided to the assessor under this paragraph and provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determines that it is inaccurate, is not subject to the right of inspection and copying under state law (**sec.19.35(1), Wis.Stats.**).

Respectfully submitted, City of Oconto Falls Deputy Clerk Jenny Friedman

Published as a Class II Notice on May 29, 2026 and June 19,2026 in Oconto County Times Herald



Dear Property Owner,

You are receiving this notice due to a value change in your assessed value. The City of Oconto Falls is currently in a Maintenance assessment cycle; this means that the assessed value has changed due to a change in the data on your parcel. This can include, but is not limited to, a building permit, a parcel split, a parcel combination, corrected information, or new information.

How to Review & Discuss Your Assessment

If you have questions about your new assessment, you are encouraged to contact Accurate Assessor via the following options:

- ❖ Telephone at (920) 749-8098
- ❖ Email at info@accurateassessor.com
- ❖ By participating in Open Book:
 - **In-Person Open Book:** Attend at 500 N Chestnut Ave, Oconto Falls, WI 54154:
 - Monday, June 29, 2026, 11:00am-1:00pm

Board of Review - Formal Appeal Process

If you disagree with your assessment after your Open Book discussion, you may file an appeal with the Board of Review:

- **Deadline to File an Appeal:** Monday, July 13, 2026 by 5:00pm
- **Board of Review Hearing:** Wednesday, July 15, 2026, 5:00pm-7:00pm at 500 N Chestnut Ave, Oconto Falls, WI 54154

To File an Appeal:

- Notify City Clerk Peter Wills Email: pwills@cityofocontofalls.wi.gov or Phone: 920-846-4505
- Submit the "Objection to Real Property Assessment (PA-115A)" form to the City Clerk via email, mail or drop-off

We encourage you to use the period from receipt of this letter until Open Book for any questions.

Sincerely,
Accurate Assessor