

Town of Breed Board of Review Minutes

Tuesday May 26th, 2026 9:00am - 11:00am

Breed Community Center 11155 State Hwy 32 Suring, WI 54174

Meeting was called to order by Clerk Kristen Telford at 9:00am. Board of Review(BOR) was properly noticed in the Oconto County Times Herald and locally. Meeting was recorded digitally.

Roll Call- Treasurer Ethel Firgens, Clerk Telford, Elector Brian Moran, Supervisor Ahren Telford, Assessor Ryan Raatz present.

Ahren Telford volunteered to be BOR President. Voted. Approved.

Brian Moran volunteered to be BOR Vice President. Voted. Approved.

Verified that 3 board members have taken the mandatory training for BOR.

Confidentiality of income and expense established.

Review of New Laws- Assessor Raatz stated no new laws that would pertain to this BOR would apply.

Assessor Raatz presented Treasurer Firgens with the assessment roll for review. Review made of assessment. Treasurer Firgens noted a taxpayer's address in assessment was a previous address. Assessor Raatz stated it is the taxpayers responsibility to update that information with County. Question concerning omitted property, double assessed properties, and calculating errors in assessment roll. Assessor Raatz stated that the program used works with the program County has to eliminate errors in the assessment. No errors to correct in assessment.

Assessor Raatz stated no changes were made at open book.

Time given to tax payers to review assessment roll.

No taxpayers filed objections to their assessments. No objecting taxpayers attended BOR or needed a waiver for failing to meet the 48-hour notice of intent to object.

Assessor Raatz presented a report on home sales in the Town of Breed for 2025 showing home sale prices. Assessor Raatz also presented the Wisconsin Department of Revenue's land class comparison data from 2019-2025. Town of Breed was in compliance in 2025

with a ratio of 99.88%; in 2026 the Town is out of compliance at 87% due to a 12% increase in home sale prices.

Discussion on how assessments are figured, razing permits, duties of assessors, building measurements for assessments, state policies for revaluations, the need to avoid state assigned revaluations, current home building prices, legislation concerning assessors protocol, how to avoid penalties of using ag land for residential use, the difference between double-wide and modular homes.

No other discussion.

Meeting adjourned at 11:00am. Recording ended.

Kristen Telford, Town of Breed Clerk