

**Accurate Assessors
Innovation*Education*Technology**

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In 2026, the Town of Caledonia is in a Maintenance assessment cycle. This means that the assessed value can change 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.

If you have any questions regarding your upcoming assessment, you are encourage to participate in the Phone Open Book:

Phone Open Book: Phone appointments only.

- Monday, July 13, 2026, 11:00 a.m. - 1:00 p.m. (Phone appointments)
- Appointments available at accurateassessor.com, click "Open Book Assistant: or call (920) 749-8098

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:

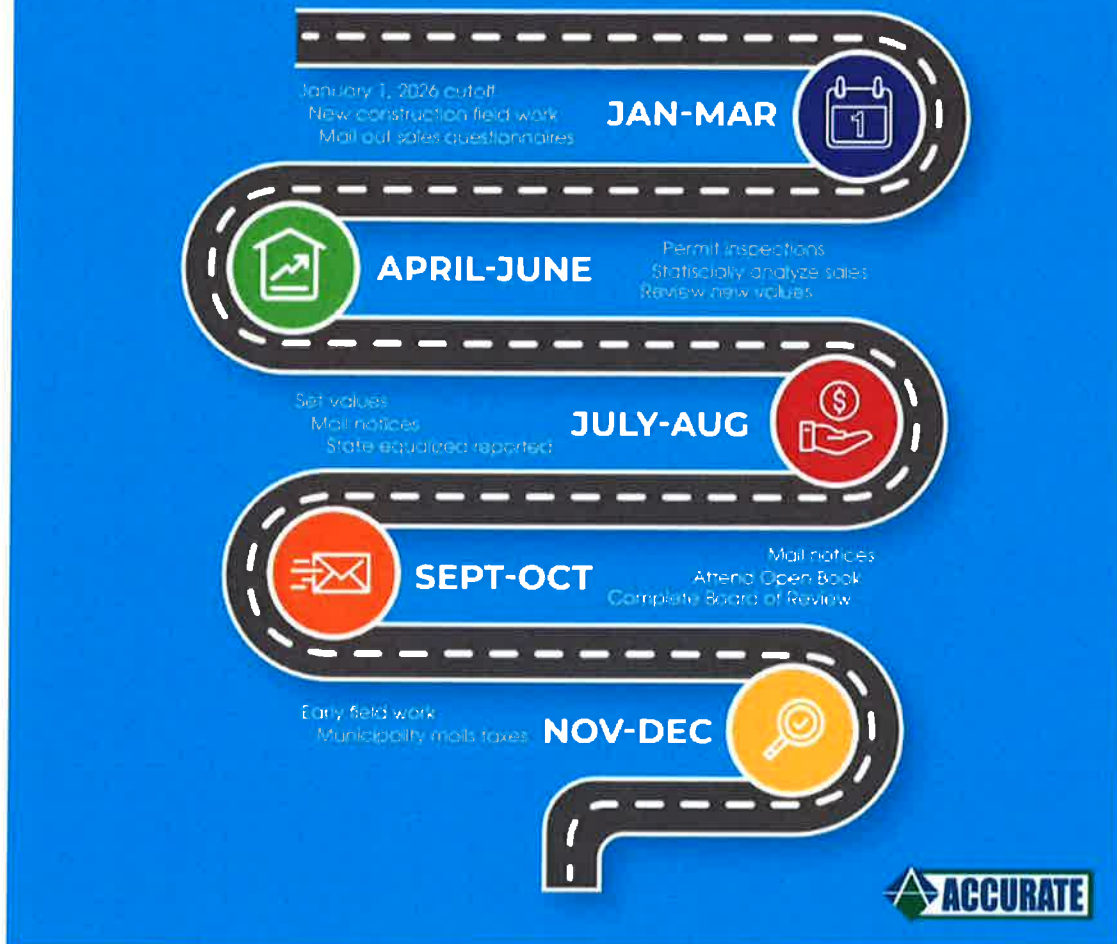
- **Deadline to File an Appeal: Monday, July 27, 2026 by 8:00 a.m.**
- **Board of Review Hearing:** Wednesday, July 29, 2026, 8:00 a.m. - 10:00 a.m. at Caledonia Town Hall, N5479 Beich Rd., Portage, WI 53901

To File an Appeal:

- Notify Town Clerk Barb Davis Email: caltown@townofcaledoniacolumbiawi.gov or Phone: (608) 742-4801 or (608) 617-3653
- Submit the "Objection to Real Property Assessment (PA-115A) form to the Town Clerk via email, mail or drop-off

**Accurate Appraisal, LLC
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Menasha, WI 54952**

ASSESSING ROADMAP



Starting Point: January 1, 2026

- Cutoff Date for Values: January 1 is the “snapshot” date for all values used for any adjustments made for the 2026 assessment year. The condition and status of properties as of this date are what we base assessments on for the year.

January – March

- Field Visits for New Construction and Permits:
 - Assessors send notices and visit properties with new construction or significant renovations. They assess changes and adjust values accordingly.
- Sales Verification:
 - Sales questionnaires are mailed to new property owners. This feedback helps verify recent property sales, ensuring sales data accuracy for state reporting.
- Reporting to the Department of Revenue (DOR):
 - We compile the verified data and report the sales to the DOR, helping the state calculate equalized values.

April – June

- Additional Permit Checks and Inspections:

- Assessors revisit properties as needed to verify additional permits or specific inspection requests.
- Statistical Analysis and Value Review:
 - Assessors review recent property sales and adjust values. If this is a market update year, we adjust values to be as close to 100% of the market value as possible. In maintenance years, we adjust values to match the equalized value ratio for that specific municipality.

July – August

- Finalizing Property Values:
 - Assessors finalize property values based on the reviewed data.
- Notices to Property Owners:
 - Notices are mailed to property owners informing them of their updated values.
- State-Provided Equalized Values:
 - The state issues final equalized values. Some municipalities have earlier open book and board of review sessions if required by statute.

September – October

- Final Review and Corrections:
 - We mail final notices, and the open book and board of review sessions are held to allow property owners to review and, if needed, appeal their assessments.
- Finalizing the Assessment Roll:
 - By the end of this period, the assessment roll is approved by the Board of Review and locked in for the tax year.

November – December

- Preparation for Next Year:
 - Assessors begin field work and data collection for the upcoming year to stay proactive.
- Tax Bill Distribution:
 - While our role as assessors concludes, the municipality will use the finalized assessment roll to mail out tax bills.

This structured timeline ensures that property values are fair, accurate, and in line with market conditions, benefiting property owners and the municipality alike. Overall Timeline may vary by municipality, however the amount of work remains the same. Remember, assessors determine property values for tax purposes but do not handle tax billing or collection.