

**MINUTES**  
**ORONOCO TOWNSHIP BOARD OF APPEAL & EQUALIZATION**  
**APRIL 18, 2022**

Oronoco Township's Local Board of Appeal & Equalization was called to order on April 18, 2022 at 4:30 pm by Chair Ken Mergen. Supervisors Ken Mergen and Tammy Matzke were present, as was Clerk Lucy Shonyo. Supervisor Charlie Lacy was absent. Olmsted County appraisers Julie Hackman, Ryan Kraft and Josh Dennison were present via phone.

Bruce Walters, 13420 Postier Dr NW, PIN 840311040385, expressed the belief his property was overvalued with a 26% increase with no major improvements done. Appraiser Kraft noted the Olmsted County average was a 20% increase. The change is due to market forces, driven by sales of comparable properties. Statute requires property be valued at market value. Appraiser Denison noted that the algorithm used for waterfront property has changed with the emphasis now on waterfront footage instead of acreage. Appraiser Hackman noted Mr. Walters's neighbors' property values also increased 20+%. Mr. Walters questioned whether sales justify the increase. Appraiser Denison will send Mr. Walters info from 16 comparable properties that have sold in the last three years. Supervisor Matzke moved that no change be made in valuation to Mr. Walter's property. Supervisor Mergen second; motion carried 2-0. Mr. Walters has the option to appeal to the County Board.

Mark Anderson, 846 Windermere Ct NW, PIN 842331040514, believes his property is overvalued. He owns about 10 acres with 9 acres being "unusable" as it is flood plain and cliffs. Appraiser Denison provided comparables in Salem and Kalmar townships but noted Mr. Anderson's property being closer to Rochester was more highly valued. The proximity of Providence Road lots is also a factor. An area home sold in 2019 for \$575,000 similar to Mr. Anderson's property value. Appraiser Hackman noted they had no information indicating his valuation was not good. Mr. Anderson doubted whether comparisons were valid. It was agreed that Appraiser Denison would do a site visit of Mr. Anderson's property. Supervisor Matzke moved that no change be made in valuation of Mr. Anderson's property. Supervisor Mergen second; motion carried 2-0. Mr. Anderson has the option to appeal to the County Board.

Tyler Little, 879 Zumbro Woods Ln NW, PIN 841122065079, believes his property is overvalued. He noted he had no appreciable waterfront access as the slips available are all owned by other property owners. He made valuation comparisons to other Zumbro Haven properties where homes had more square feet and/or finished or unfinished basements that were valued less or only slightly more than his property. Appraiser Denison noted that a house's footprint is more significant than whether a lower level is finished or unfinished. Also, a two story home and a ranch home are not comparable for valuation purposes. Mr. Little contends there are valuation inconsistencies among properties in the Zumbro Oaks / Zumbro Ridge areas. Supervisor Matzke moved to decrease valuation of Mr. Little's property by \$30,000 making the new valuation \$654,400. Supervisor Mergen second; motion carried 2-0.

Supervisor Mergen asked Appraiser Denison if Del Mergen had talked with him about his property. Appraiser Denison indicated he had. Mr. Del Mergen will be put on the list of those qualified to appeal valuation to the County Board. A town board member cannot participate in an action concerning the property of a family member thus no motion was made.

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Appraiser Denison received notification from Steve Hendrix, 1034 Goldfinch Ln NE, PIN 841224040481, that he couldn't be present at this meeting but wished to appeal his valuation. Supervisor Mergen moved that no change be made to Mr. Hendrix's property valuation. Supervisor Matzke second; motion carried 2-0. Mr. Hendrix will be qualified to appeal to the County Board.

At 5:35pm Supervisor Matzke made a motion to adjourn. Supervisor Mergen second; motion carried 2-0.

Respectfully Submitted,

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Lucy Shonyo, Clerk

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Ken Mergen, Chair