

ORONOCO TOWNSHIP
Board of Appeal & Equalization Minutes
April 17, 2023

Oronoco Township's Local Board of Appeal & Equalization was called to order on April 17, 2023 at 4:00, by Chair Ken Mergen. Supervisors Ken Mergen, Tammy Matzke and Joel Johannningmeier were present, as was Clerk Lucy Shonyo and Treasurer Kim Stanton. Olmsted County appraisers Josh Dennison, Principal Appraiser; Tami Paulson, Commercial Appraiser; and Gregory Schmitt were present.

Appraiser Dennison distributed "Olmsted County Agricultural Sales October 1, 2021 – September 30, 2022" and some comparable residential sales.

Charlene Closner, 1974 White Bridge Road, 841031079408, states her property taxes increased by 25%. There were discrepancies between county information and her property in number of bedrooms and whether the basement was finished. There have been no improvements in the last seven years. Appraiser Dennison indicated the average increase in rural Oronoco was 18%, and he would be willing to value her property at the average increase of 18%.

Supervisor Matzke moved to take Ms. Closner's property to an 18% increase, making the valuation \$477,400. Supervisor Mergen second, motion carried 3-0.

Rose Kinsley, 841243079129, has 35 (32 tillable) acres of agricultural land that increased 26%. This increase cannot be recovered by increasing land rents. Ms. Kinsley noted that just because some ag land sold for a certain amount doesn't mean hers will sell for that. Appraisers noted that her land's valuation was based on 38 sales across the county will the same CER (crop equivalency rating) as her land. CERs are determined by the SFA. Assessors checked that comparables were "good sales", that is ag sales for the purpose of continued ag use, not for development. Assessors recommend no change in valuation of \$291,900.

Supervisor Mergen moved to make no change in valuation. Supervisor Johannningmeier second, motion carried 3-0.

Later in the meeting Ms. Kinsley readdressed the board, stating she didn't understand why others could get valuations decreased, but she couldn't. She asked if hay land was considered tillable. Yes, per assessors, because it could be a row crop the next year. All tillable ag land values went up. When dealing with ag land there are fewer variables to adjust, and CERs don't change.

Tyler Little, 879 Zumbro Woods Lane NW, 841122065079, believes his property is overvalued based on a comparable home in the neighborhood with lower valuation. He gave examples of comparisons between the two houses. His home is newer and has more square feet, but has fewer finished square feet, fewer bedrooms, a smaller garage and a smaller deck than the comp house.

Supervisor Mergen moved to make the new valuation \$725,000. Supervisor Matzke second, motion carried 3-0.

Mark Anderson, 846 Windermere Ct NW, 842381040514, believes his land's valuation of \$225,000 is too high, given that 2/3 of the property is not useable; 30% is a flood plain and 30% a steep hill. Assessor Dennison agreed to lower the flood plain (only) land value to \$200,000.

Supervisor Matzke moved to reduce the flood plain only valuation of Mr. Anderson's property to \$200,000. Supervisor Mergen second, motion carried 3-0.

Kevin McDermott, 2950 115th St NW, 841612039816, indicated he was trying to understand how land is valued and taxes determined. Supervisor Matzke recommended he visit the Minnesota Dept of Revenue website. Mr. McDermott asked about the different ag land categories. Assessor Dennison said ag land can be tillable, pasture/nontillable, or wooded. Each category is assessed differently. The higher the CER the higher the value of tillable land. Pasture and woodland are less valuable. Mr. McDermott has no specific request.

Supervisor Matzke moved no change to property valuation. Supervisor Mergen second, motion carried 3-0.

Richard Keller, 8571 11th Ave NW, 842744056323, believes his property is over-valued due to building a new pole shed. Mr. Geller lost a shed in a fire, then rebuilt the shed using the same plans as the former one. Valuation was \$570,000 before the old shed burned, then dropped to \$553,000. Per assessors the permit value of the new shed was \$356,000. A pending sale for a comparable property is \$715,000. A new shed is worth more than an old shed, and the land and house would be part of the total valuation increase. Assessor Dennison recommended Mr. Geller investigate a property tax refund.

Supervisor Mergen moved to change the valuation to \$775,000. Supervisor Matzke second, motion carried 3-0.

Murray Overby, 11082 Cedar Beach Dr NW, 841413040211, had an issue with the Lake Zumbro dredging project assessment but that concern is separate from these proceedings. Supervisor Matzke gave Mr. Overby contact information.

Mr. Overby's home is one story, 30' x 30', has no electricity, and he burns wood for heat. He gets his water from a well across the street which is piped under the road. Due to setbacks required there's no room for a new house, and his house is on a cliff, with no easy access to the water. Assessor Dennison recommended Mr. Overby investigate a property tax refund.

Supervisor Mergen moved to make total valuation \$100,000. Supervisor Matzke second, motion carried 3-0.

Lori Bachman, 10135 18th Ave NW, 840324040435, asked why the classification of her 15.7 acre property changed. Assessor Dennison said the first 10 acres goes with the residential site, and the remaining acreage is RVL (rural vacant land). The tax rate is the same. Ms. Bachman had no valuation change request. Supervisor Mergen moved to make no change in valuation. Supervisor Matzke second, motion carried 3-0.

Assessor Dennison noted persons who contacted him about valuation changes who couldn't be present tonight.

Richard Knaack, 840244054929
Supervisor Matzke moved to make no changes in valuation. Supervisor Mergen second, motion carried 3-0. Mr. Knaack has the option to appeal to the County Board.

Lorraine Wittlief, 841714072373
Supervisor Matzke moved to change valuation from \$468,500 to \$450,400. Supervisor Mergen second, motion carried 3-0.

Brad Erickson, 840521058616
Supervisor Matzke moved to change valuation from \$356,100 to \$282,200. Supervisor Johanningmeier second, motion carried 3-0.

Supervisor Matzke moved to adjourn at 5:45. Supervisor Johanningmeier second, motion carried 3-0.

Lucy Shonyo, Clerk

Ken Mergen, Supervisor, Chair

Tammy Matzke, Supervisor

Joel Johanningmeier, Supervisor