

ORONOCO TOWNSHIP
Board of Appeal & Equalization Minutes
April 13, 2026, 3:30-4pm

The Oronoco Township Local Board of Appeal & Equalization meeting was called to order at 3:30 PM by Chair Ken Mergen.

Supervisors Ken Mergen, Tammy Matzke, and Joel Johanningmeier were present, along with Clerk Jody Schroeder. Olmsted County appraisers Josh Dennison, Cheryl Gleghorn, and Derick Perkins were also present.

Kevin Lillie – 1155 Satte Rd NW

Mr. Lillie stated that his property value increased by \$76,000 for the upcoming year and noted the classification changed from residential homestead to non-homestead. Appraiser Dennison explained that a quit claim deed was filed in July 2025, and an application had been sent to reapply for homestead status, which can also be completed online. Appraiser Gleghorn noted that valuations are based on mass appraisal methods using neighborhood sales data. The increase was largely attributed to an addition completed in December 2025. She added that demand for properties in Oronoco—particularly those offering space, privacy, and open areas—is driving higher sale prices.

Supervisor Matzke moved to make no change in valuation. Supervisor Johanningmeier seconded the motion. Motion carried 3-0.

Shawna Hanson – 7508 Safari Ct NW

Ms. Hanson stated that her property value increased by more than \$96,000 despite no improvements being made to the home. Appraiser Gleghorn offered to visit the property to review the valuation.

Supervisor Matzke moved to make no change in valuation. Supervisor Mergen seconded the motion. Motion carried 3-0.

Madilyn Goergen – 42 Blakely Ct NW

Ms. Goergen contacted Appraiser Gleghorn regarding her property valuation. Following a review, Appraiser Gleghorn recommended a 23% decrease in valuation.

Supervisor Mergen moved to approve the 23% decrease in valuation. Supervisor Matzke seconded the motion. Motion carried 3-0.

Jason Reistad – 4741 130th St NW

Mr. Reistad contacted Appraiser Gleghorn regarding his property valuation. Following review, Appraiser Gleghorn recommended a decrease of more than 6%.

Supervisor Matzke moved to approve the valuation decrease of more than 6%. Supervisor Mergen seconded the motion. Motion carried 3-0.

Supervisor Mergen moved to adjourn the meeting at 4:00 PM. Supervisor Matzke seconded the motion. Motion carried unanimously.

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Jody Schroeder, Clerk

Ken Mergen, Supervisor, Chair

Tammy Matzke, Supervisor

Joel Johanningmeier, Supervisor