



FREEBORN COUNTY BOARD OF APPEAL AND EQUALIZATION
MINUTES OF JUNE 15, 2026 MEETING

The Board of Appeal and Equalization of Freeborn County, Minnesota, convened their annual session in the Freeborn County Boardroom of the Freeborn County Government Center in Albert Lea, Minnesota, at 7:00 p.m. on Monday, June 15, 2026.

The following members were present and subscribed the Oath of the Board of Appeal and Equalization: Commissioners Brad Edwin, Dawn Kaasa, Nicole Eckstrom, Lukas Severson and Auditor-Treasurer Amy Conner.

Also present: County Assessor, Ryan Rasmusson; Property Appraisers – Nick Ronnenberg, Karen Peterson, Josh Jordahl, Katie Monson, and County Administrator, Melanie Aeschliman.

Board Chair Edwin called the meeting to order at 7:00 p.m. The meeting was opened with the saying of the Pledge of Allegiance.

Administrator Aeschliman administered the Oath to the Board.

A motion was made by Severson to approve the agenda, seconded by Kaasa. Motion passed.

A motion was made by Eckstrom to limit appeal presentations to 3 minutes, seconded by Severson. Motion passed.

County Assessor Ryan Rasmusson presented a Report of Valuation and Classification for the 2026 assessment to the Board.

There was one scheduled appeal.

1. Teresa and Olle Gladso submitted a written appeal to the Board regarding parcel 34.339.0130. The appeal was concerning the valuation of a vacant lot that they purchased in September of 2025 that is located adjacent to their residence and the increase in the value of the lot.

County Assessor Ryan Rasmusson spoke on the reasoning for the value change and methodology regarding the valuation of the lot and other lakeshore lots in the area.

There were no walk-in appeals.

A motion was made by Eckstrom to make no change to the valuation of parcel 34.339.0130 appealed by Teresa and Olle Gladso, seconded by Severson. Motion passed 4-0.

County Assessor Rasmusson presented recommendations for value changes for 13 parcels:

Assessor Recommended Value Changes to the County Board of Appeal & Equalization
2026 Assessment for Pay 2027

Property Owner	Local Jurisdiction	Parcel	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Board Land EMV	Board Improvement EMV	Board Total EMV
KAY LYNN HAY TRUST	Albert Lea	34.158.0020	72,500	1,588,900	1,661,400	72,500	1,273,600	1,346,100
MARK M HABBEN TRUST	Albert Lea TWP	08.006.0330	109,400	1,452,400	1,561,800	109,400	1,170,600	1,280,000
MICHAEL OWENS & HANNAH BRANDTS	Bancroft	13.032.0051	85,200	1,397,800	1,483,000	85,200	1,122,500	1,207,700
ALAN & BONITA BAKKEN	Albert Lea TWP	08.029.0011	221,900	1,222,500	1,444,400	221,900	1,140,800	1,362,700
BRADLEY & TEMPEST ARENDS	Albert Lea	34.135.0430	142,800	1,116,000	1,258,800	142,800	894,100	1,036,900
ANN E KRIE WALL TRUST	Bancroft	13.005.0071	221,700	1,023,900	1,245,600	221,700	883,000	1,104,700
MARY A BLAKE TRUST	Albert Lea	34.321.0050	73,000	960,800	1,033,800	73,000	817,400	890,400
BARBARA A PULLEY TRUST	Albert Lea	34.158.0080	109,800	920,800	1,030,600	109,800	783,300	893,100
BEVERLY A KREBSBACK TRUST	Albert Lea	34.307.0030	41,200	958,800	1,000,000	41,200	816,800	858,000
TROY D SCHMIDTKE TRUST	Albert Lea	34.158.0150	84,900	876,500	961,400	84,900	793,300	878,200
DEAN & BEVERLY LEONARD	Albert Lea	34.158.0100	159,300	737,400	896,700	111,500	737,400	848,900
SCOTT & CHERYL CHRISTENSEN	Albert Lea	34.158.0051	82,300	808,200	890,500	82,300	727,800	810,100
NATE & STEPHANIE JANSEN	Albert Lea	34.158.0090	105,800	779,100	884,900	105,800	701,500	807,300

A motion was made by Eckstrom to approve the recommended valuation changes collectively, seconded by Severson. Motion passed 4-0.

Board Chair Edwin adjourned the meeting at 7:47 p.m.

THE BOARD OF APPEAL AND EQUALIZATION.

By: _____
Brad Edwin, Chair

By: _____
Chelsea Barrett, Clerk