

View Summary for Completed eCRV ID 1781972 1781972

County: Ramsey Auditor ID:

Submit Date: 07/11/2025 9:30 AM Accept Date: 07/29/2025 9:29 AM

Buyers Information

Person name: **Jose Alfredo Abarca Coreas**
Address: **2123 Hawthorne Ave E, Saint Paul, MN 55119 United States**
Foreign address: **No**
Phone number: **(651) 855-8122**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Person name: **Astenia Arely Arevalo**
Address: **2123 Hawthorne Ave E, Saint Paul, MN 55119 United States**
Foreign address: **No**
Phone number: **(651) 248-4485**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Sellers Information

Organization name: **N.W. Waters, Inc.**
Address: **4320 Lake Point Court, Shoreview, MN 55126 United States**
Foreign address: **No**
Phone number: **(703) 344-4610**
Email:

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Property Information

County: **Ramsey**
Legal description: **Lot 22, Block 2, Murray Lane Addition Plat - 2, Ramsey County, Minnesota**
Deeded acres:
Will use as primary residence: **Yes**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **2123 Hawthorne Ave E, St. Paul, 55119**

Preliminary Parcel IDs

Parcels to be split or combined: **No**

Primary parcel ID: **232922440013**

Additional parcel ID(s):

Use(s)

Planned use: **Residential / Single family home**

Primary use: **Yes**

Prior use: **Residential / Single family home**

Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **07/09/2025**

Purchase amount: **\$310,000.00**

Downpayment amount: **\$294,500.00**

Seller-paid points: **\$9,300.00**

Delinquent Special Assessments **\$0.00**

and Delinquent Taxes Paid by

Buyer:

Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No**

Lease option to buy: **No**

Seller leased after sale: **No**

Minimum rental income guaranteed: **No**

Partial interest indicator: **No**

Contract payoff or deed resale: **No**

Received in trade: **No**

Like exchange (IRS section 1031): **No**

Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **Yes**

Appraisal value: **\$0.00**

Seller paid appraisal: **No**

Appraisal value: **\$0.00**

Buyer and seller related: **No**

Organization tax exempt: **No**

Government sale: **No**

Foreclosed, condemned or legal

proceedings:

No

Gift or inheritance: **No**

Name change: **No**

Buyer owns adjacent property: **No**

Public promotion: **Yes**

Significant different price paid: **No**

Comment on price difference:

Submitter Information

Submit date: **07/11/2025 9:30:19 AM**

Submitter: **Kelly Crezee**

Organization: **All American Title**
Email: **kelly@allamericantitleco.com**
Phone number: **(952) 209-4010**
Comments:

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

County Data Information

County ID: **62**
Deed type code: **Warranty Deed**
Deed document ID:
Sales agreement net amount: **\$300,700.00**

Sales Price Adjustment(s)

Property Attributes

Year structure built: **1956** Parcel new construction percent:
Gross Building Area: Deeded acres:
Parcel water influence: **None**
Neighborhood code:
Exempt wetland: **No**
Exempt native prairie: **No**

Property Type(s)

Property Group: **Residential**
Property Type:
Primary type: **Yes** Exempt: **No**
Contributing parcels: **1**

County Assessment

Land value: **\$30,000.00** Assessment Year: **2025**
Building value: **\$230,300.00**
Total market value: **\$260,300.00**

County Recommendation for County Study

Good for study: **Yes**

County Recommendation for State Study

Good for study: **No**
Reject reason-1: **07b - Renovation for imminent resale (flip)**

Final Parcels

(primary parcel listed first)

Parcel ID: **232922440013** Seq:
Jurisdiction: **St. Paul** SD: **St. Paul**
CER: CPI: