

## 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: **Astения 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:

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

### 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  
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:

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: