DEPARTMENT OF REVENUE

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 and Delinquent Taxes Paid by Buyer:	**$0.00**
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:	