

Kennebec Rd
Kepley Rd
Hammon Mill Rd

SITE

Scale

DURHAM PROPERTY RECORD SEARCH

143219
7808 KENNEBEC DR

CURRENT MBT TRUST
530 BOB HORTON RD
APEX, NC, 27523

Total Assessed Value
\$151,615

KEY INFORMATION

Tax District	CNTY-DRHM/SD-DCFR	PIN	0707-12-90-1881
Account	8645515	Neighborhood	R707E
Land Use Code	310	Land Use Desc	VAC RES/ < 10 ACRES
Subdiv Code	1859	Subdiv Desc	KINGSWD EAST/THE DOWNS
Deed Book & Page	008270 / 000390	Plat Book & Page:	000155 / 000377
Last Sale Date:	08/13/2007	Last Sale Price:	\$150,000
Jan 1st Owner:	MBT TRUST		
Legal Description:	KINGSWOOD EAST-THE DOWNS/ PROP-WHITE L/LT#A		
-			

ASSESSMENT DETAILS

Land Fair Market Value	\$151,615
Improvement Fair Market Value	\$0
Total Fair Market Value	\$151,615

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value \$0

Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$151,615	\$151,615	4.377

SALES

Sales Date	Sale Price
08/13/2007	150,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
07/21/2009	911625	-	-	-	-

This is a generated Tax Bill, Not the Original! - For Display Purposes only

County of Durham
Office of the Tax Administrator
PO Box 3397
Durham NC 27702-3397

MBT TRUST
530 BOB HORTON RD
APEX, NC 27523

Durham County Property Tax Notice

201 East Main Street
Administration Building II, Third Floor
Durham, NC 27701

Office Hours: Monday-Friday 8:30am - 5:00pm
Tax Department: 919 560 - 0300
Solid Waste: 919 560 - 0430
Fax: 919 560 - 0350

Website Address: www.dconc.gov

Durham County E-Services

Electric Check: www.dconc.gov/tax - go to on-line payments



Year	Past Due After	Account Number	Bill Number
2022	01-05-2023	8645515	7962323

Rec #	Description	Parcel ID	Value	District	Amount Assessed
9063818	7808 KENNEBEC DR	143219	\$151,615	950	\$1,399.97

Year	Past Due After	Account Number	Bill Number	Balance Due
2022	01-05-2023	8645515	7962323	\$1,199.97

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Sep 15 01:49 PM NC Rev Stamp: \$ 0.00
 Book: 8270 Page: 390 Fee: \$ 26.00
 Instrument Number: 2017032646
 DEED

Submitted electronically by Henderson and Wall, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

This instrument should be mailed to the No title Certification Excise Tax: \$0.00
 preparer: Trinity M. Henderson, Attorney No tax advice
 Henderson Law
 132 Partlo Street
 Garner, NC 27529

Brief Index Description:

7808 Kennebec Drive
 Durham, NC

PIN: 143219

NORTH CAROLINA QUITCLAIM DEED

THIS QUITCLAIM DEED is made September 14, 2017 by and between:

Bruce Tilley, Executive Trustee of TT Farms Trust

(hereinafter referred to in the neuter singular as "the Grantor") and

MBT Trust

530 Bob Horton Road
 Apex, NC 27523

(hereinafter referred to in the neuter singular as "the Grantee") :

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, any interest it may have in all of that certain piece, parcel or tract of land situated in Durham County, North Carolina, and more particularly described as follows:

BEING all of 4.37 acre Parcel A, of the Subdivision of Lot 26 of Kingwood East Subdivision, according to the plat and survey thereof file of record in Plat Book 155, Page 377, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

The subject real property as street address of 7808 Kennebec Drive in Durham, North Carolina and bears Tract No. 143219.

The property herein described was acquired by the Grantor by deed recorded in Book 6423 at Page 500.

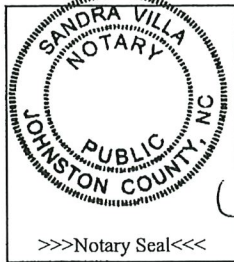
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under Grantor.

THE undersigned hereby certifies that, per an Appointment of Executive Trustee dated January 30, 2017, the previously-acting Trustees of the TT Farms Trust, Melba George and Barbara Wright, have been removed from their positions as Trustees. He furthermore certifies that, per the same Appointment, he is the sole Executive Trustee of the TT Farms Trust and that he possesses the authority to sign any and all documents on behalf of the trust and other current Trustees, Iris Tilley and Thomas E. Tilley.

IN WITNESS WHEREOF, the undersigned has executed this instrument on behalf TT Farms Trust on the date set forth below in the acknowledgment hereof.

Bruce Tilley, Executive Trustee of TT Farms Trust

By: Bruce Tilley, Trustee



State of NC, WAKE County
I, the undersigned, a Notary Public for the County and State aforesaid, do hereby
certify that **Bruce Tilley, Executive Trustee of TT Farms Trust**, personally
appeared before me this day and acknowledged the due execution of the foregoing
instrument on behalf of the said Trust. Witness my hand and notarial seal, this the
15 day of SEPTEMBER, 20 17.

Sandra Villa
Notary Public

My commission expires 04/20/21

Export to PDF

Parcel Record

Parcel ID	143219
Parcel ID Number	0707-12-90-1881
Acres	4.377
Owner Name	MBT TRUST
Site Address	7808 KENNEBEC DR

Watershed Protection Overlay

Falls of the Neuse / Jordan Lake Critical Area

Parks and Recreation Facility Impact Fee Zone

Zone 1

Open Space Land Impact Fee Zone

1A

Development Tier

Rural

Sewer Basin

South

Flood Zones 2018 (for development purposes)

X, 4.378 acres

Stormwater Regulatory Basin (Watershed)

Jordan Lake

Zoning

RR, Case: Z1300013

Flood Zones 2018 (for insurance purposes)

X, 4.378 acres

Trade Inspectors

Building	District 2: Karey McConnell
Electrical	District 8: Chis Januzys
Mechanical	District 4: James Hobby
Plumbing	District 4: Michael Jar
Multitrade	District 1: Joseph Frazier
Cross Connection	District 3: Tony Pickett

Census Blocks 2010

Block Name	Block 2024
Tract	002019
Population	121
Dwelling Units	55

Future Land Use

Rural Density Residential (0.5 DU/Acre or less), Rural

Tax District

Dco Fire and Rescue - Service District

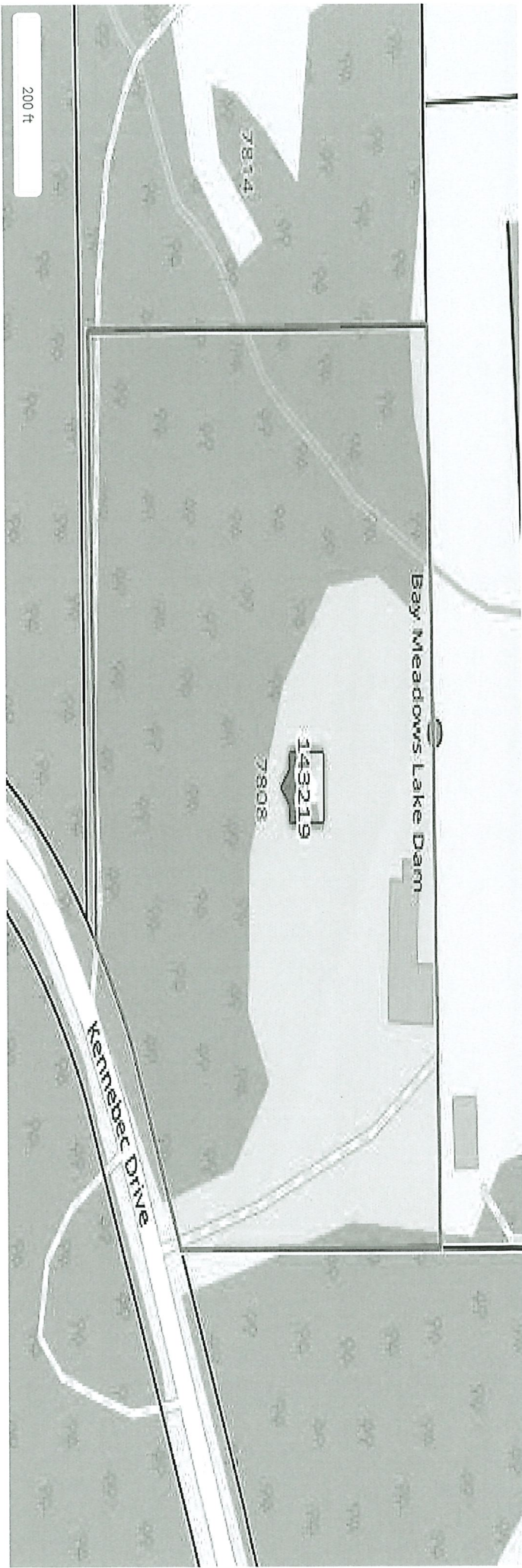
Soils

Wn (62%)
WsB (22%)
WsC (17%)

Layers that did not overlap

City Sewer Drain to County (County 80% Sewer Area)
Neighborhood Protection Overlay
Local Historic Districts
Longtime Homeowner Grant Assistance Area
Streets Impact Fee Zone
National Historic Districts
Research Triangle Park
Local Historic Landmarks
Airport Overlay
Major Transportation Corridor

Transitional Office Overlay
National Wetland Inventory



KEY INFORMATION

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Gaither, Whitney C.

From: Buchanan <bnpbuchanan@bellsouth.net>
Sent: Tuesday, July 31, 2018 1:03 PM
To: Gaither, Whitney C.
Cc: 'Blalock, Wyatt'
Subject: RE: 7808 Kennebec Dr., Durham

Thank you. I do appreciate your responses.

Philip Buchanan

From: Gaither, Whitney C. [mailto:wgaither@dconc.gov]
Sent: Tuesday, July 31, 2018 8:26 AM
To: Buchanan <bnpbuchanan@bellsouth.net>
Cc: 'Blalock, Wyatt' <Wyatt.Blalock@durhamnc.gov>
Subject: RE: 7808 Kennebec Dr., Durham

Mr. Buchanan,

I have spoken with my supervisor, Mr. Patrick Eaton, concerning the property, and due to the information you provided to me yesterday, we think our best route to go would be through an Administrative search warrant. Mr. Eaton is out of town the rest of the week so he and I will talk about this when he returns Thank you!

WHITNEY C. GAITHER, REHSI | Environmental Health



Public Health



Durham County Department of Public Health
Human Services Building – (2nd Floor) WS-2234
414 East Main Street
Durham, North Carolina 27701
Office (919) 560-7822 | Fax (919) 560-7830 | Cell (919) 201-2014
wgaither@dconc.gov

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From: Buchanan [mailto:bnpbuchanan@bellsouth.net]
Sent: Monday, July 30, 2018 10:44 PM
To: Gaither, Whitney C. <wgaither@dconc.gov>
Cc: 'Blalock, Wyatt' <Wyatt.Blalock@durhamnc.gov>
Subject: 7808 Kennebec Dr., Durham

Ms. Gaither,

Thank you for talking to me. No permits have ever been applied for and no occupancy permit granted for 7808 or will ever be granted in the future. 7808 will always be illegal and dangerous. It is in close proximity to kids/families and can never be a safe building

I viewed the roof (on Google Earth and on the ground) which shows the 4 "new solar panels" which is proof of "illegal improvements" prohibited by the 4 active Stop Work Orders.

For NIS to condemn the 2 buildings, Google Earth proves part of the roof is really "falling down, the roof leaks through a 20 foot hole, and all wooden gables are rotted" which justifies condemnation. NIS told me the inspector walked around, did not see the hole in the roof, did not view Google Earth, or see the rain go in the roof hole and leak out at the base. The inspector needs to go back and document "how the rotted roof and gables could possibly be safe".

Septic treatment is impossible on the property due to the neighborhood and Morgan Creek draining through the lot. The house has toilets which drain into the Morgan Creek head waters. Dangerous bacteria was documented in Morgan Creek before 2009 by Durham County. Human sewage entered the Creek from temporary port a johns near the 7808 Kennebec dam. Human sewage was trapped and cultured in multiple ponds below the dam before being passed down Morgan Creek to Jordan Lake. Currently sewage from the 2 houses will again grow dangerous bacteria in the Creek because the toilet effluent can not be legally treated.

Occupancy is documented by neighbors witnessing teenagers and adults living and eating there, 4 new solar panels, new washing machine, new microwave, new Skill saw work, 5 new chickens in 12 foot chain-link cage, 5 new dogs, 7 new lawn chairs, one new hammock, 18 new junk cars, and same 3 cars parked in the yard each day.

The 2 houses are located on the over 45 year old homemade earthen dam on Morgan Creek. How is that legal and safe? Who enforces dam safety, permitting, and enforcement?

Why is it legal for teenagers eating and living in dwellings without certificates of occupancy?

Thomas Tilley does not own 7808, Hi so son George Tilley is the Trustee.

The 2 houses can not ever be legal or safe. On behalf of the neighbors, the teenagers and the falsely informed tenants, we request condemnation or eviction soon.

Please call me at 919 602 4036 when you come to inspect and with questions.

Dr Philip Buchanan



Willie L. Covington
Register of Deeds
Durham County, North Carolina

PLAT

FOR REGISTRATION REGISTER OF DEEDS
WILLIE L. COVINGTON
DURHAM COUNTY, NC
2002 JUN 26 02:38:06 PM
BK:155 PG:377-378 FEE:\$21.00
INSTRUMENT # 2002029853

GRANTOR(S)
OWNER(S):

Anna J. White



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

Filed For Registration: 06/26/2002 02:38:06 PM
Book: PLAT 155 Page: 377-378
Document No.: 2002029853
PLAT 2 PGS \$21.00
Recorder: CAROL JENKINS

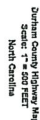
State of North Carolina, County of Durham

WILLIE L. COVINGTON, REGISTER OF DEEDS

By: Carol Jenkins
Deputy/Assistant Register of Deeds



2002029853

PARCEL ID 496-05-013E
PIN 0707-03-12-2530

SIDE-JOINTIAL, NO LESS THAN 12

FILED
Plat Book 155, Page 377
Date 6-20-07 Time 2:38
WILLIE L. CONINGTON

"KINGSWOOD EAST"
NORTH

OWNER'S CERTIFICATE

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of surveying and plating to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.


CR. 5-21-01

ATTORNEYS CERTIFICATE

I, John A. Hines, own in my capacity as local counsel for John A. Hines, do hereby certify that the book of my knowledge and belief is the owner of the trademark and service mark herein, and that John A. Hines is the owner or owner's agent authorized to sign the dedication statement pertaining to this recording. As of this date June 14, 2002.

Signed John A. Hines

THIS PLAY HAS BEEN CERTIFIED FOR RECORDATION
BY THE DURHAM CITY - COUNTY PLANNING
DEPARTMENT

BY 

DATE 6-14-02

APPROVAL VOID 60 DAYS FROM SAID DATE

Final Plat Of Survey

Lisa L. White
Anthony F. Titus

**Being Lot 26 of Kingwood East Subdivision
Located Along Kennebec Drive at Chapel Hill
Durham County - North Carolina**

ESINC, INC.

103 Enterprise Street, Suite 203
Raleigh, North Carolina 27607-7389

Scale: 1" = 100'

ESI Job Number:
1053 CSU002

June 12, 2011

Map

I, July F. Hostard, Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

July F. Hostard
Review Officer

Date: 6-17-02

I, NOT E. SHERMAN, DO CERTIFY THAT THIS PLAT WAS DRAWN UNDER THE SUPERVISION FROM A SURVEYOR'S BOOK 28TH PAGE
 409; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BEING KNOWN FROM INFORMATION
 FURNISHED BY THE LAND OWNERS OF SAID TRACT AND THAT THE SAME HAVE BEEN CORRECTLY
 CALCULATED IN ACCORDANCE WITH THE ACTS OF CONGRESS AND THE PLAT HAS PREPARED IN ACCORDANCE
 WITH THE ACTS OF CONGRESS AND THE PLAT HAS PREPARED IN ACCORDANCE
 THIS SURVEY CREATES A SUBDIVISION OF AND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE
 THAT REGULATES PARCELS OF LAND.
 THIS INSTRUMENT BEGINS AT THE COMMENCEMENT OF THE SECTION NUMBER AND SEAL, THIS 4TH DAY OF JUNE, A.D., 2002
 MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 4TH DAY OF JUNE, A.D., 2002

Scale: 1" = 100'

ESI Job Number:
1053 CSU002

June 12, 2011

Map

LEGEND:

- IRON PIPE (FOUND)
- ⊗ AXLE (FOUND)
- ⊙ REBAR (SET)
- POINT
- POWER POLE

ACCESS EASEMENT

A POINT ALONG THE DIVISION LINE OF PARCEL A AND

TO A POINT ON THE NORTH WESTERN RIGHT OF WAY OF

TO THE POINT OF BEGINNING, CONTAINING 2,390.78 SF OR 0.05

RELATIONSHIP

RE: SHREWSBURY, II
D/S #1-4364

ASSESSMENT DETAILS

Land Fair Market Value		\$151,615
Improvement Fair Market Value		\$0
Total Fair Market Value		\$151,615

BUILDING DETAILS

Residential Building (1)		Assessed Total Improvement Value	\$0
Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	?	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

LAND FAIR MARKET VALUE (FMV)	◆	LAND ASSESSED VALUE	◆	MAPPED ACRES	◆
\$151,615		\$151,615		4.377	

SALES

SALES DATE	◆	SALE PRICE	◆
08/13/2007		150,000	

PERMITS

ISSUE DATE	NUMBER	DESCRIPTION	AMOUNT	STATUS	CLOSED DATE
07/21/2009	911625	-	-	-	-

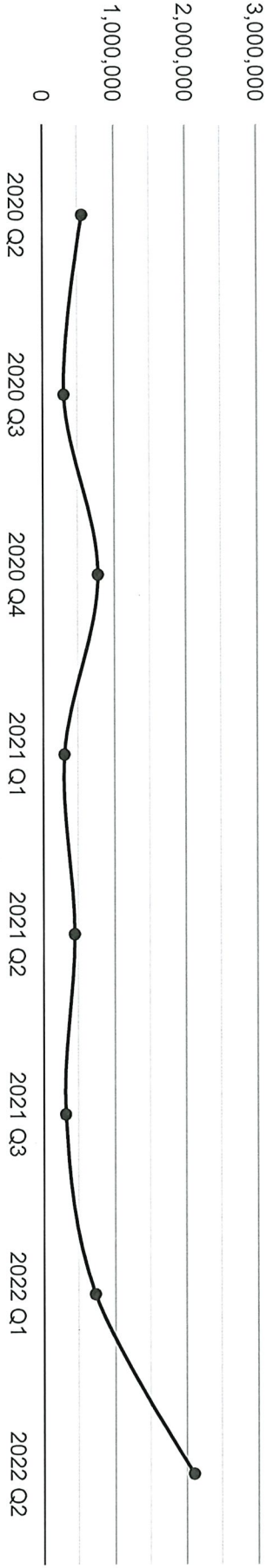
LINKS

Helpful links:

Jurham County - Tax Bills

Jurham County - Map

Median Residential House Price



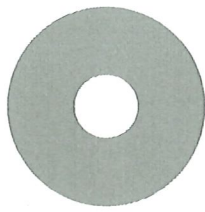
Residential Assessed Values

Low
Median
\$411,224

High

\$2,433,343

Res. Sales by Type



● SFR

Residential Sale Prices

Biggest Sale

\$2,100,000

Average Home Price

\$2,100,000

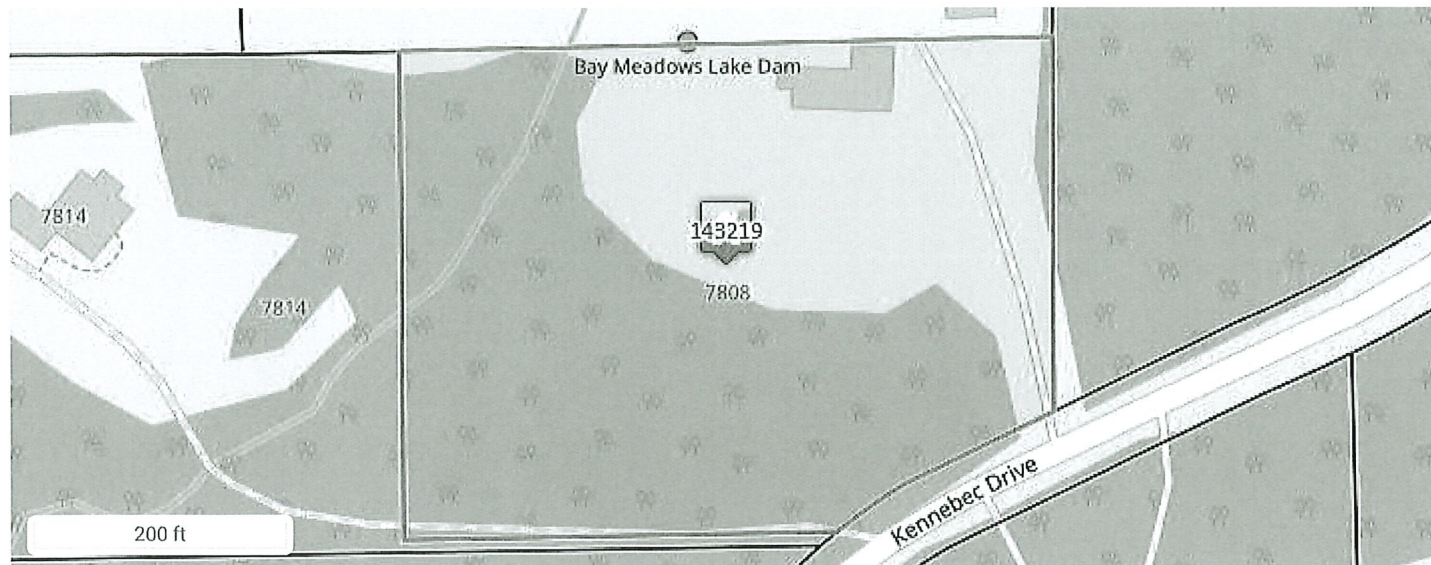
Lowest Sale

\$700,000

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No Photo Available



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