

PROPERTY REPORT

2618 Winton Rd, Durham, NC 27707



Presented by

Gonzalo Arriagada

North Carolina Real Estate License: 297838



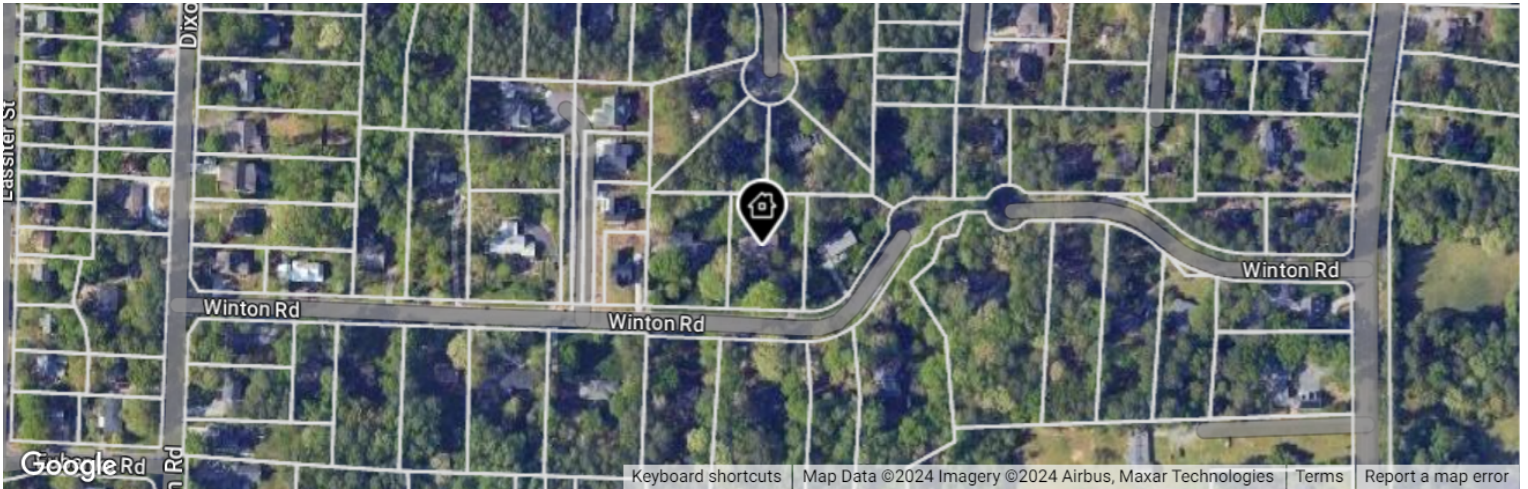
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FOGATA Realty, LLC
Durham, NC 27707

2618 Winton Rd, Durham, NC 27707



Legend:  Subject Property

Off Market • Sold Date: 7/2/2015, Public Record

Current Estimated Value

\$663,990

Last RVM® Update: 8/10/2024

RVM® Est. Range: \$591K – \$737K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$8,070

↓ RVM® Change - Last 12 Months: -6.02%

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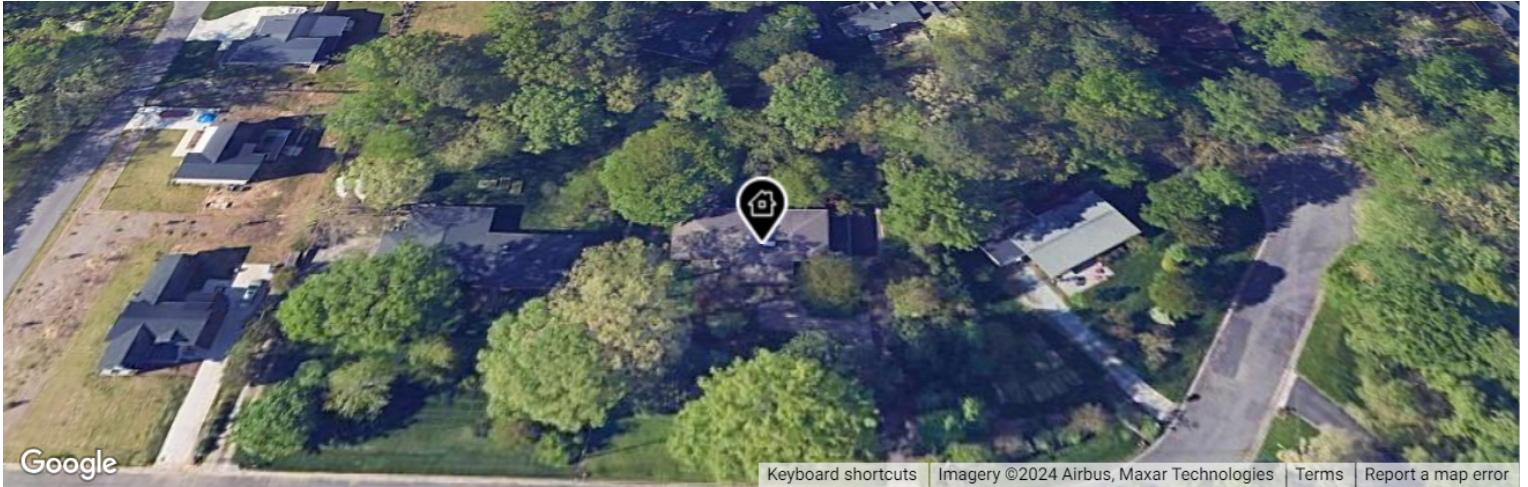
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	4	-	-
Total Baths	4	-	-
Full Baths	3	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,722	-	-
Building Area (sq ft)	2,722	-	-
Lot Size	0.68 acres	-	-
Lot Dimensions	29621 SF	-	-
Garage	Carport	-	-
Garage (spaces)	1	-	-
Year Built	1959	-	-
Style	Ranch\Rambler	-	-
Heating	Yes	-	-
Cooling	Yes	-	-
Fireplaces	Yes	-	-
Basement	Basement	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Cymbal, Kaylee A
Mailing Address	2618 Winton Rd Durham NC 27707-3863
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	29621 sq ft
Lot Size - Acres	0.680 ac
Neighborhood Code	R810K

Location Details

Zoning	RS-10
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Schools (based on location)

Elementary School	Hope Valley Elementary School
Middle School	Sherwood Githens Middle School
High School	Jordan High School
School District	Durham Public Schools

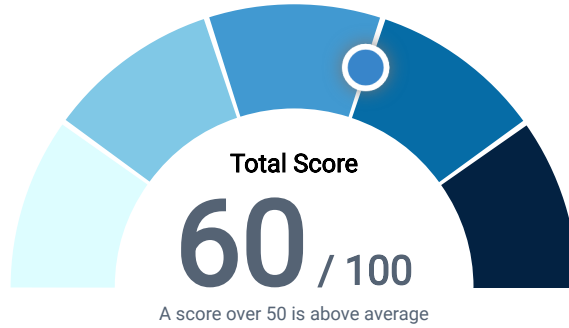
AARP Livability™ Index for 27707

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

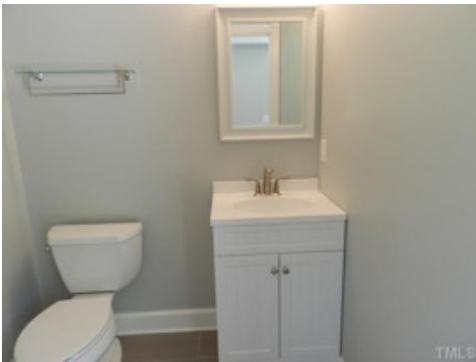
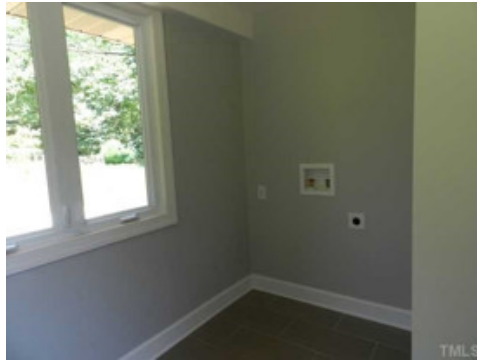
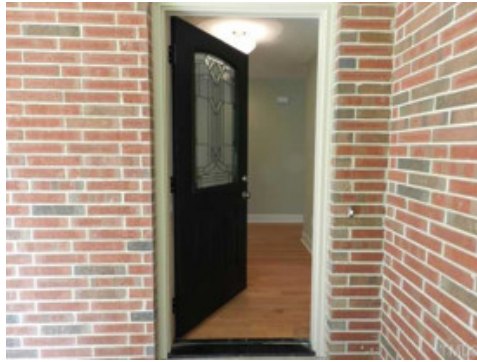
0-19 20-39 40-59 60-79 80-100



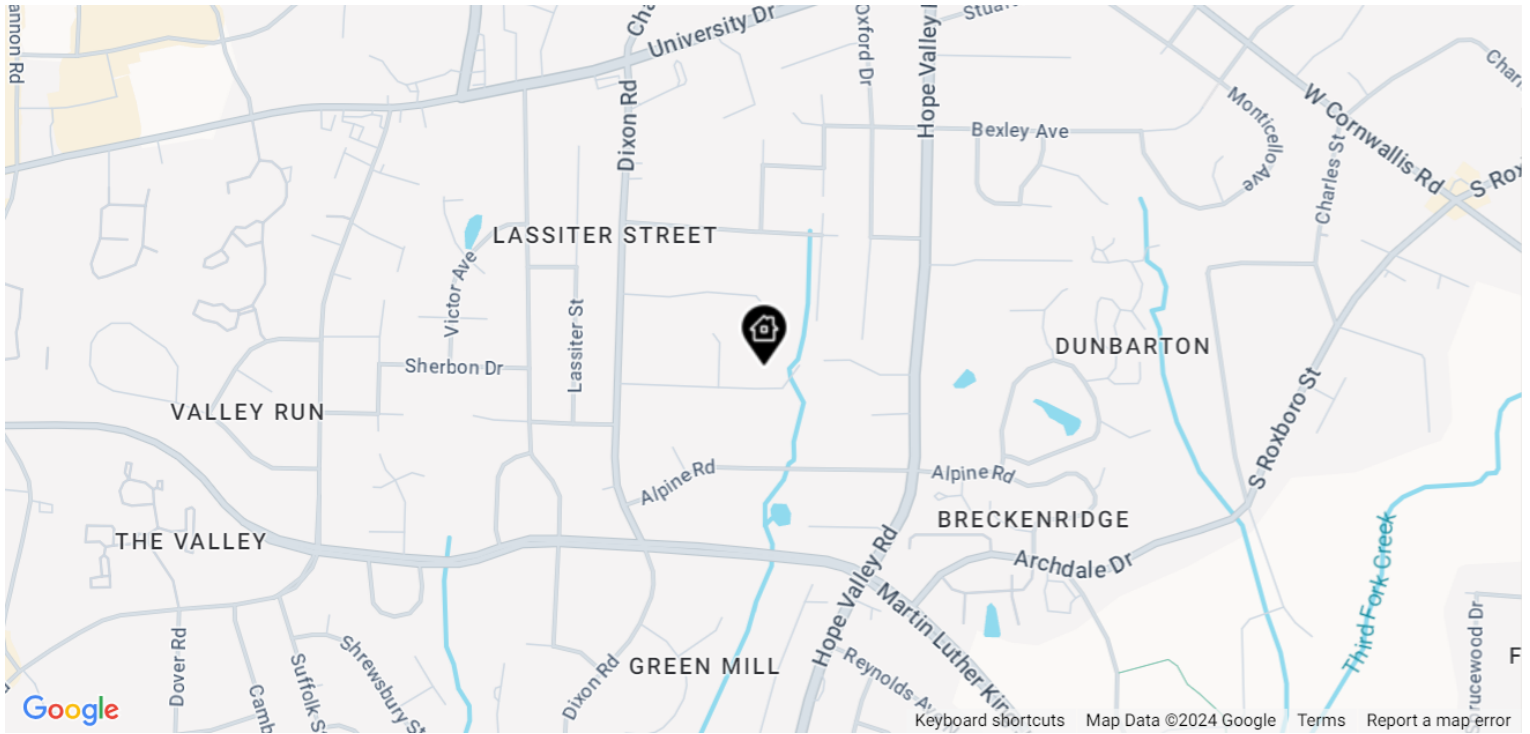
Housing	55
Affordability & Access	
Neighborhood	56
Access to Life, Work & Play	
Transportation	63
Safe & Convenient Options	
Environment	67
Clean Air & Water	
Health	59
Prevention, Access & Quality	
Engagement	65
Civic & Social Involvement	
Opportunity	57
Inclusion & Possibilities	

Historical Photos





Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed

2618 Winton Rd
Durham, NC 27707

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$244	2,722 sq ft	0.68 acres	4	4	1959

No comps have been selected for this property.

Property History

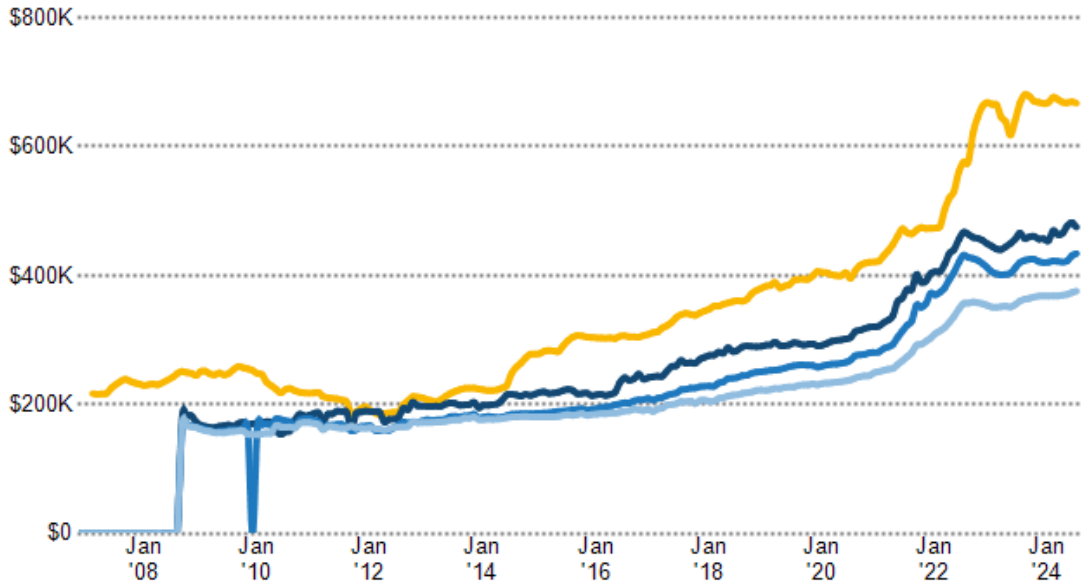
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Durham
- Durham County
- North Carolina



Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/2/2015	\$355,000	\$130
7/17/2014	\$295,000	\$108
6/19/2013	\$166,000	\$60

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$312,736	\$96,542	\$409,278	\$5,361
2022	\$312,736	\$96,542	\$409,278	\$5,238
2021	\$288,409	\$96,542	\$384,951	\$4,904
2020	\$288,409	\$96,542	\$384,951	\$4,788
2019	\$288,409	\$96,542	\$384,951	\$4,788
2018	\$274,801	\$58,765	\$333,566	\$4,525
2017	\$274,672	\$58,765	\$333,437	\$4,490
2016	\$274,672	\$58,765	\$333,437	\$4,338
2015	\$202,564	\$40,312	\$242,876	\$3,362
2014	\$202,564	\$40,312	\$242,876	\$3,362
2013	\$202,564	\$40,312	\$242,876	\$3,259
2012	\$202,564	\$40,312	\$242,876	\$3,186
2011	\$202,564	\$40,312	\$242,876	\$3,166
2009	\$202,564	\$40,312	\$242,876	—
2008	\$202,564	\$40,312	\$242,876	—
2007	\$148,184	\$33,000	\$181,184	—
2006	\$148,184	\$33,000	\$181,184	—

Legal Description

APN	123439
Zoning	RS-10
Census Tract	370630020.073003
Abbreviated Description	CITY/MUNI/TWP:CITY OF DURHAM PROP-POPE V F/LT#002 PL000029-000193 MAP REF:BK 29 PG 193
City/Municipality/Township	Durham, NC 27707

Mortgage Records

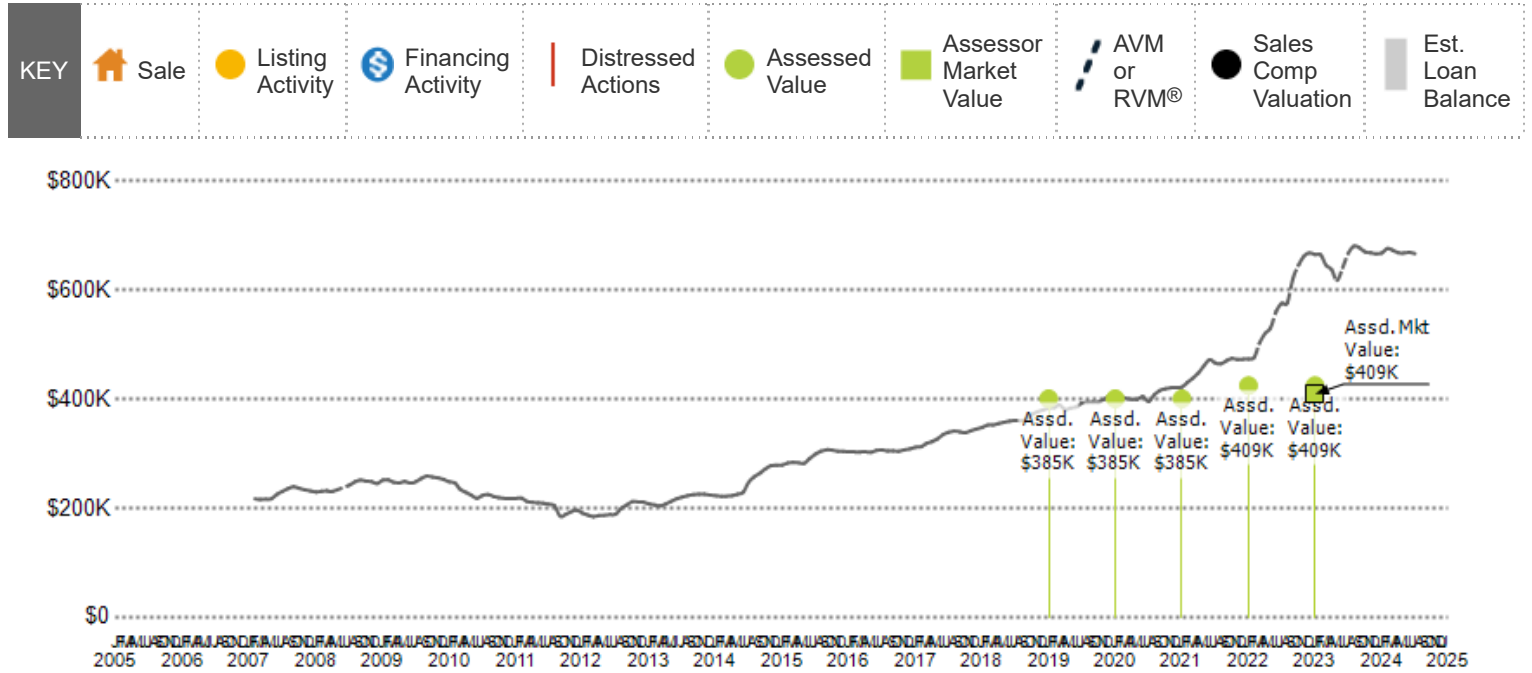
Recording Date	7/10/1998
Borrower Name	DONALD C FREDERICK, HELEN R FREDERICK
Lender Name	BRANCH BANKING & TRUST COMPANY
Lender Type	Bank
Loan Amount	\$75,000
Loan Type	Credit Line (Revolving)

Deed Records

Recording Date	7/2/2015
Document Type	Warranty Deed
Sales Price	\$355,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	KAYLEE A CYMBAL
Buyer ID	Individual(s)
Seller Name	AMY E JENNETTE
Seller ID	Unmarried
Document #	2015021487
Total Transfer Tax	\$710
Book #	7739
Page #	211
Contract Date	7/1/2015

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Neighborhood: Housing Stats and Charts

	27707	Durham	Durham County	North Carolina	USA
Median Estimated Home Value	\$482K	\$425K	\$431K	\$374K	\$366K
Estimated Home Value 12-Month Change	+5.6%	+4.6%	+4.6%	+5.3%	+5.8%
Median List Price	\$423K	\$450K	\$450K	\$409K	—
List Price 1-Month Change	+1.6%	-0%	—	+1.5%	—
List Price 12-Month Change	-4%	+0.2%	—	+2.6%	—
Median Home Age	47	37	36	38	43
Own	52%	52%	55%	66%	65%
Rent	48%	48%	45%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$1.11B	\$22.7B	\$365B
% Change in Permits for All Buildings	—	—	+6%	+1%	-6%
% Change in \$ Value for All Buildings	—	—	-0%	+3%	-5%

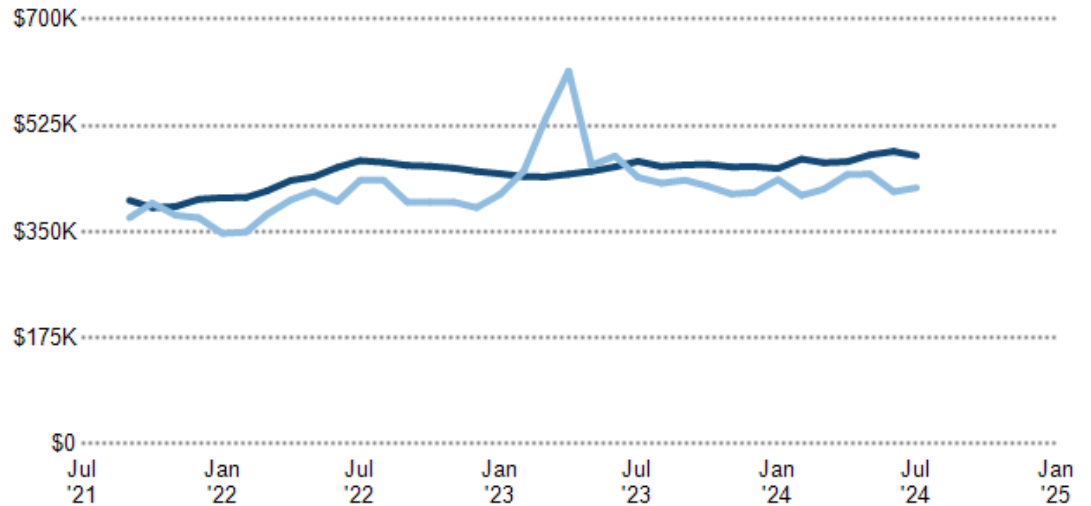
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

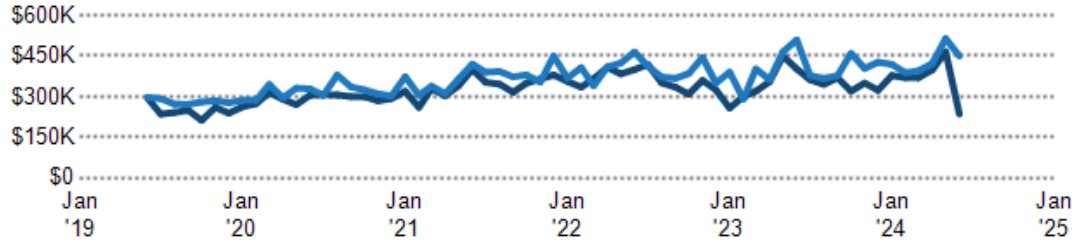
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

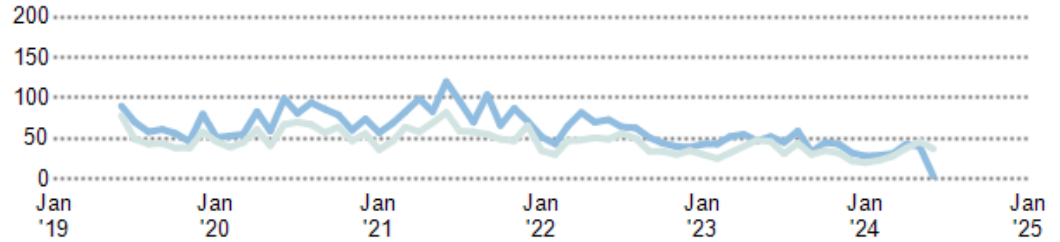
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

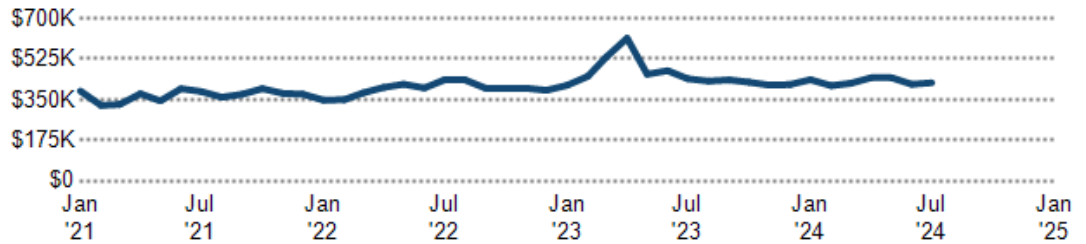
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

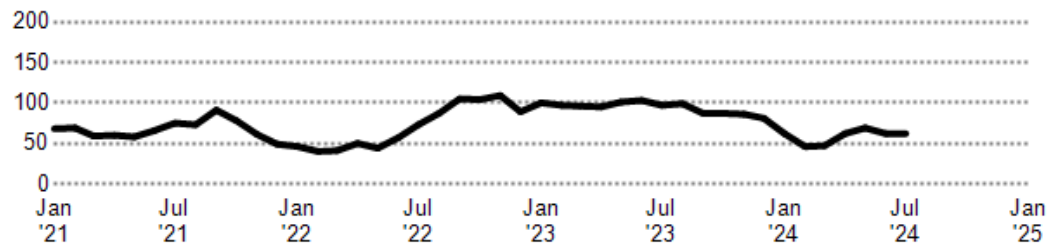
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property
■ Comps

This Property

2,722 sq. ft. **\$663,990**

Comps

> 2,400 sq. ft.	\$553,500
2,200 - 2,400 sq. ft.	\$462,500
1,800 - 2,000 sq. ft.	\$604,333

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property
■ Comps

This Property

\$166K **1**

Comps

\$200K - \$225K	2
\$175K - \$200K	1
\$125K - \$150K	2
\$100K - \$125K	1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

\$243 **1**

Comps

\$330 - \$360	1
\$300 - \$330	2
\$210 - \$240	2
\$150 - \$180	1

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

\$664K 1

Comps



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

65 yrs 1

Comps



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	27707	Durham	Durham County	North Carolina	USA
Population	46.4K	284K	325K	10.5M	331M
Population Density per Sq Mi	2.3K	2.46K	1.13K	215	93.6
Population Change since 2020	+2.3%	+4.7%	+4.5%	+3.1%	+1.8%
Median Age	34	35	36	39	39
Male / Female Ratio	47%	47%	48%	49%	50%

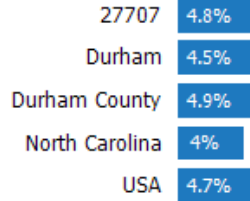
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

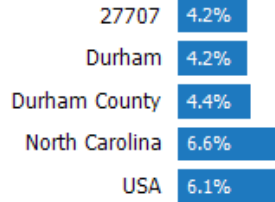
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

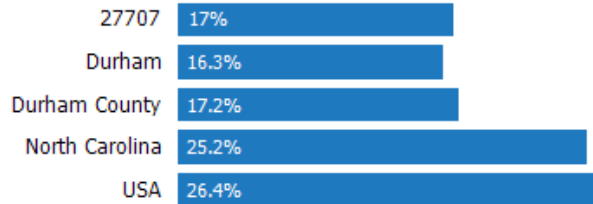
Less Than 9th Grade



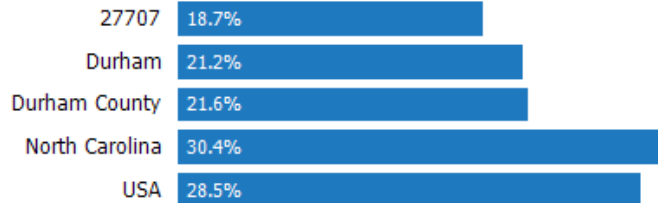
9-12th Grade/No Diploma



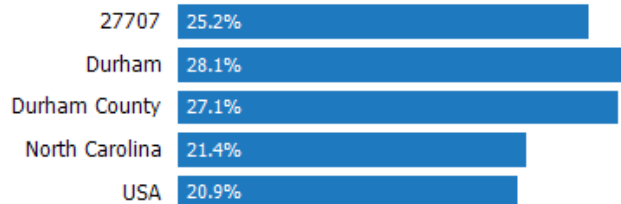
High School Graduate



Associate Degree



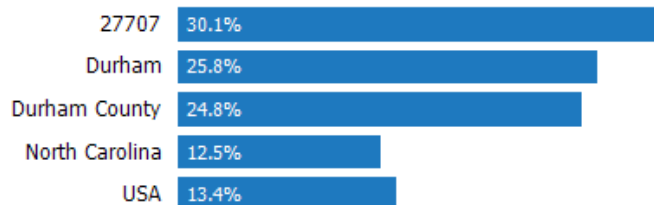
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27707



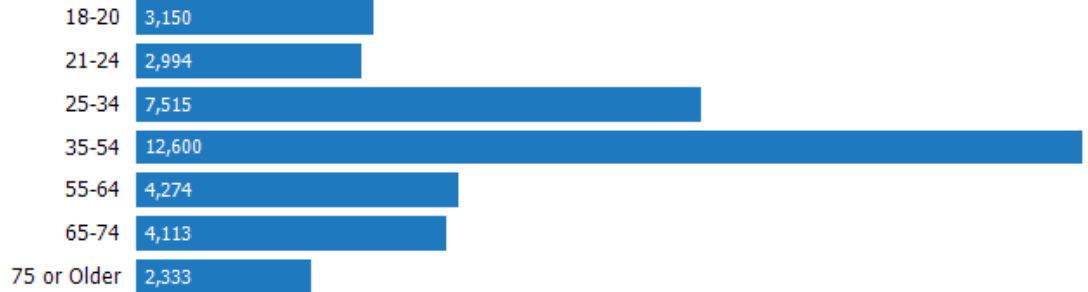
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27707



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27707



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 27707




Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Durham County

Neighborhood: Economic Stats and Charts

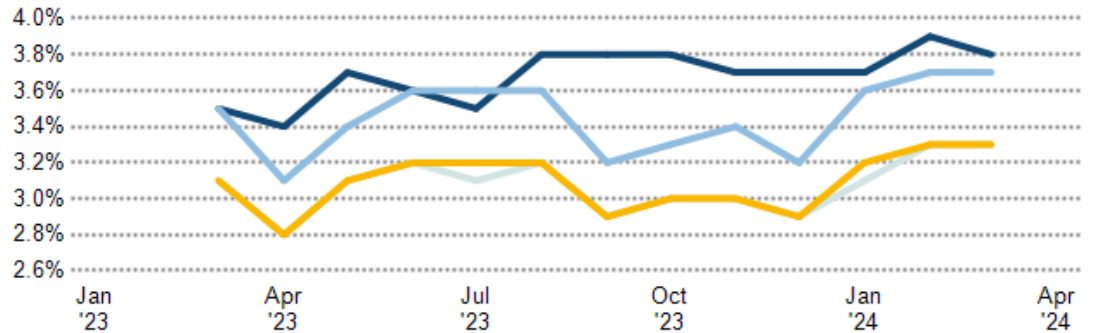
	27707	Durham	Durham County	North Carolina	USA
Income Per Capita	\$45,821	\$44,012	\$43,945	\$37,641	\$41,261
Median Household Income	\$70,439	\$74,710	\$74,927	\$66,186	\$75,149
Unemployment Rate	–	3.3%	3.3%	3.7%	3.8%
Unemployment Number	–	5.43K	6.11K	196K	6.43M
Employment Number	–	158K	179K	5.09M	161M
Labor Force Number	–	163K	185K	5.29M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

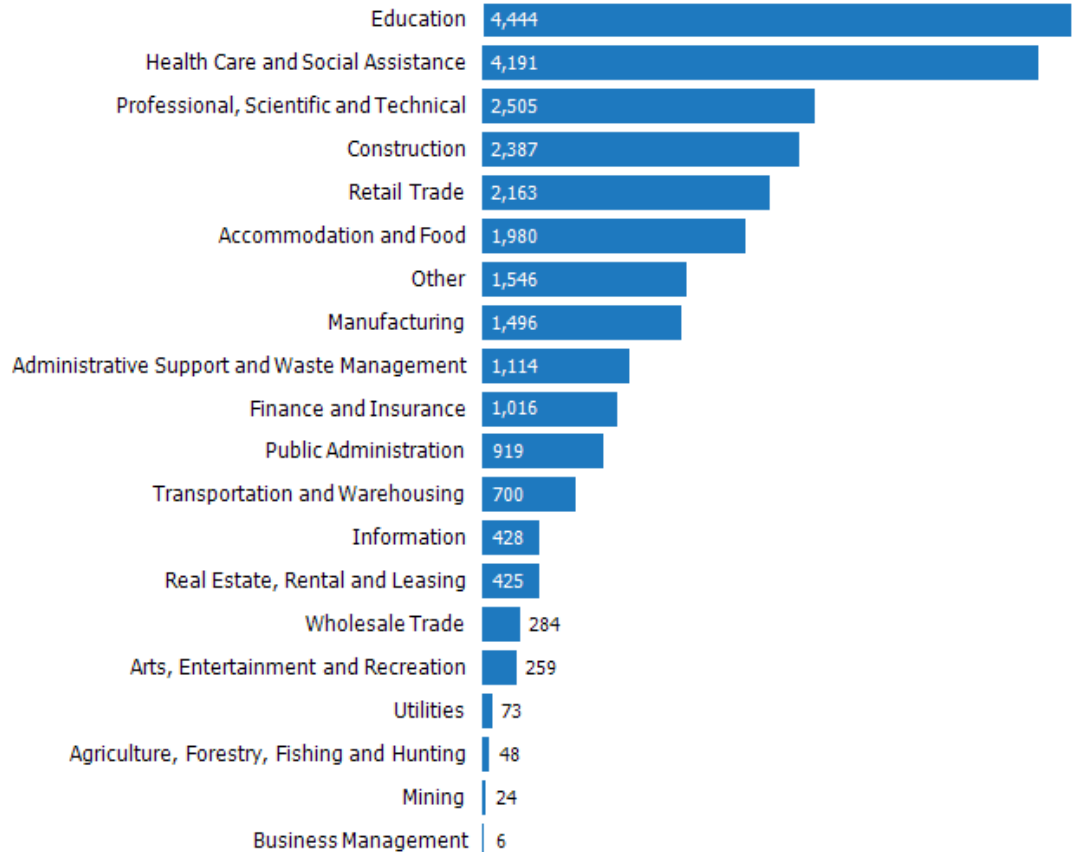


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 27707

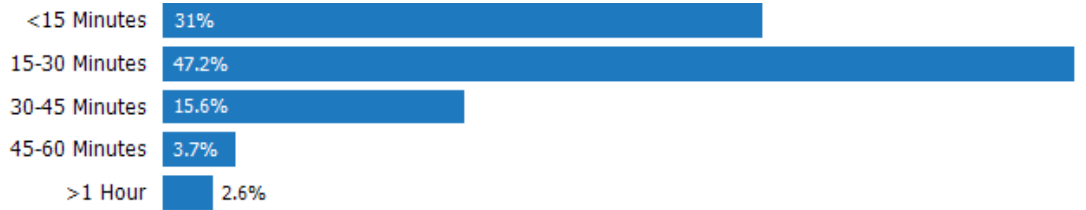
	27707	Durham	Durham County	North Carolina	USA
Elevation (in feet)	219	229	228	653	–
Annual Rainfall (in inches)	45	45	45	50.7	–
Annual Snowfall (in inches)	9.05	9.05	8.72	7.69	–
Days of Full Sun (per year)	98	100	100	103	–
Travel Time to Work (in minutes)	–	22	22	25	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	50	2,438
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



27707

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



27707

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



27707

School: Hope Valley Elementary School

School Details

Name
Hope Valley Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Durham Public Schools

Address
3005 Dixon Road,
Durham, NC 27707

Phone
(919) 560-3980

School Facts

Hope Valley Elementary School

Durham Public Schools

Overall Grade

C+

B

Total Enrollment

604

31,754

Students per Teacher

12:1

13:1

Students in Free Lunch Program

41%

64%

Academic Grade

C+

B-

Average GPA

-

3.43 (out of 6823 responses)

Math Proficiency

22%

29%

Reading Proficiency

36%

39%

Gifted Students

12%

-

AP Enrollments

-

-

Graduation Rate

-

84%

Average ACT Score

-

24 (out of 1449 responses)

Average SAT Score

-

1,140 (out of 1249 responses)

Teacher Grade

B-

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

16%

15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Sherwood Githens Middle School

School Details

Name
Sherwood Githens Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Durham Public Schools

Address
4800 Chapel Hill Rd,
Durham, NC 27707

Phone
(919) 560-3966

School Facts

Overall Grade

B

B

Total Enrollment

831

31,754

Students per Teacher

14:1

13:1

Students in Free Lunch Program

39%

64%

Academic Grade

B

B-

Average GPA

–

3.43 (out of 6823 responses)

Math Proficiency

36%

29%

Reading Proficiency

53%

39%

Gifted Students

22%

–

AP Enrollments

–

–

Graduation Rate

–

84%

Average ACT Score

–

24 (out of 1449 responses)

Average SAT Score

–

1,140 (out of 1249 responses)

Teacher Grade

B

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

19%

15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 5/22/2023 by Middle school student

It is an overall good school, with suitable activities and you should try the FLL it is a good program The Teachers are great The principal is great and the coaches are great too, so far so good

Posted: 11/27/2021 by Alum

I studied in Sherwood Githens Middle school during 6th grade. The community is welcoming, filled with professionals and exciting activities. The educational institution shared an individual approach with every single student, as each student received direct help from the teacher when it came to tackling issues, such as low grades, new challenging projects or fights, clashes between students. In addition, the school was strict, as any wrong action or misbehaviour could have led to detention. Having had come from Armenia, I was able to meet new friends, get accustomed to an ecosystem of the revolutionized school curriculum and was involved in a variety of projects. I surely recommend the school to every student, as a great start to their middle school journey. In all honesty, no flaws come to my mind when thinking of the school. My only recommendation to the school is to change the sport involvement policy, by organising such events more often and recruiting more students.

School: Jordan High School

School Details

Name
Jordan High School

Level
High

Type
Public

Grades Served
9-12

School District
Durham Public Schools

Address
6806 Garrett Rd,
Durham, NC 27707

Phone
(919) 560-3912

School Facts

	Jordan High School	Durham Public Schools
Overall Grade	B+	B
Total Enrollment	1,939	31,754
Students per Teacher	18:1	13:1
Students in Free Lunch Program	29%	64%
Academic Grade	B-	B-
Average GPA	3.49 (out of 1037 responses)	3.43 (out of 6823 responses)
Math Proficiency	28%	29%
Reading Proficiency	49%	39%
Gifted Students	25%	-
AP Enrollments	-	-
Graduation Rate	83%	84%
Average ACT Score	26 (out of 240 responses)	24 (out of 1449 responses)
Average SAT Score	1,220 (out of 238 responses)	1,140 (out of 1249 responses)
Teacher Grade	B	B
Average Teacher Salary	\$43,353	\$46,621
Teachers in 1st or 2nd Year	18%	15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 3/16/2024 by Parent

Jordan High School has a great college prep program. So many AP and honors courses in all subject areas to choose from. They have a fabulous theater program, agriculture pathway, and lots to choose from for sports and activities. Administration is supportive and communicative.

Posted: 2/11/2024 by Alum

Overall, I had a great experience at Jordan High School. I was blessed to be with so many wonderful teachers and create strong connections with them that will last for a lifetime. I was also given the opportunity to participate in sports, clubs, and other extracurricular activities to get involved in the community. Even though I did have some wonderful teachers and made amazing friends, I also had other not so great classes where I had to learn most of the content on my own. I would like to see the communication and administration part of the school improve as well as their organization when it comes to big events.

Posted: 1/3/2024 by Alum

My life changed when I started attending Jordan High School, and that says a lot because I attended 3 high schools! My family would move around a lot so it was normal for me to not fit in or get thrown off track; Jordan changed all of that for me! I felt welcomed from my first day, and I even enrolled late and was brought up to speed by our amazing principal, Ms. Taylor! There was more diversity at the school and I was able to meet some amazing individuals that I still keep up with to this day! I revisit Jordan every once in a while, and it's always like I never left. The only issue I had with the school was the counseling services that were offered, the counselor I was assigned to wasn't very helpful and told me I wouldn't be able to go to my dream college, she was wrong by the way, and other counselors weren't trying to help students they weren't assigned to. Other than that, everything at Jordan was great! I'm glad that's the school I graduated from!

Posted: 12/7/2023 by Senior

I would like to see a change in how they administer information to students. There is often a miscommunication between students and staff. Especially for low-income students, they don't always know about all the opportunities and resources provided at my school.

Posted: 11/30/2023 by Senior

I think our facilities are adequate, but could be better for science classes. We've had multiple gun threats this semester. I think that our sports are great, as we are competitive in most sports, and have great support from students, teachers, and parents.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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