



Staff Report for Item 9b

To: Chairman Michael Miller and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: May 26, 2015

Applicant: William Shepler

Application Number: H15-01-0627

Address: #715 Frances Street

Description of Work:

Demolition of rear hip roof.

Site Facts:

#715 Frances Street is listed as a contributing resource in the survey and first appears on the 1899 Sanborn map. The eyebrow house is one and half stories with a one story addition on the rear. After 1962, a side rear addition was added.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

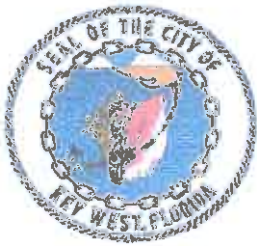
Staff Analysis

This Certificate of Appropriateness proposes the demolition of a roof of a non-historic addition. Staff believes the addition does not meet any of the criteria listed in Sec.102-125, and therefore it can be considered for demolition. As it is not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <u>15-01-629</u>	BUILDING PERMIT NUMBER <u>111A</u>	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		YES NO %

ADDRESS OF PROPOSED PROJECT:

715 FRANCES ST.

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

RALPH FIRESTONE / GARY MERRIMAN

PHONE NUMBER

315-439-1629

OWNER'S MAILING ADDRESS:

715 FRANCES ST.

EMAIL

KEY WEST, FL 33040

CONTRACTOR COMPANY NAME:

BY: [Signature]

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

RFIREST@AOL.COM

ARCHITECT / ENGINEER'S NAME:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

ARCHITECT / ENGINEER'S ADDRESS:

513 FLEMING ST., SUITE 14

EMAIL

WILL@WSHEPLER.COM

KEY WEST, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY	MULTI-FAMILY	COMMERCIAL	NEW	REMODEL
CHANGE OF USE / OCCUPANCY	ADDITION	SIGNAGE	WITHIN FLOOD ZONE	
DEMOLITION	SITE WORK	INTERIOR	EXTERIOR	AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

EXTENDING DECK 4' AT

REAR, EXTENDING ROOF TO COVER DECK, RELOCATING 1/2 BATH TO AREA
UNDER ROOF EXTENSION, NEW ALUM. IMPACT FRENCH DOORS & WINDOWS
- AS PER DRAWINGS. NEW COX. PAD & PROPANE TANK

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS DAY OF 20	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS DAY OF 20
Personally known or produced as identification.	Personally known or produced as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING
☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE
☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW
SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS
☐ A/C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE
SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS
RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
EXTEND EXISTING REAR ROOF	W-CRIMP GALV.	V-CRIMP GALV.
REPLACE ^{REMOVE} REAR WINDOW W/		
FRENCH DOORS & SIDE WINDOWS		ALUM. & GLASS

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION ___ TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

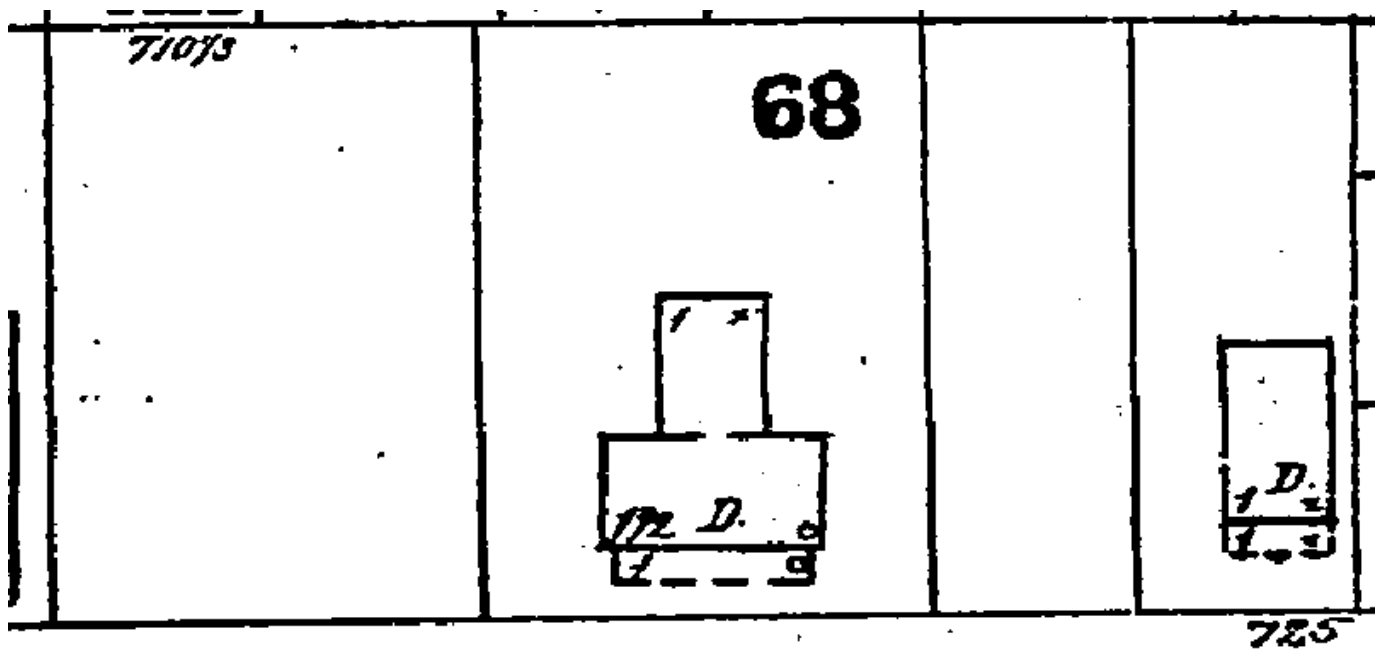
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

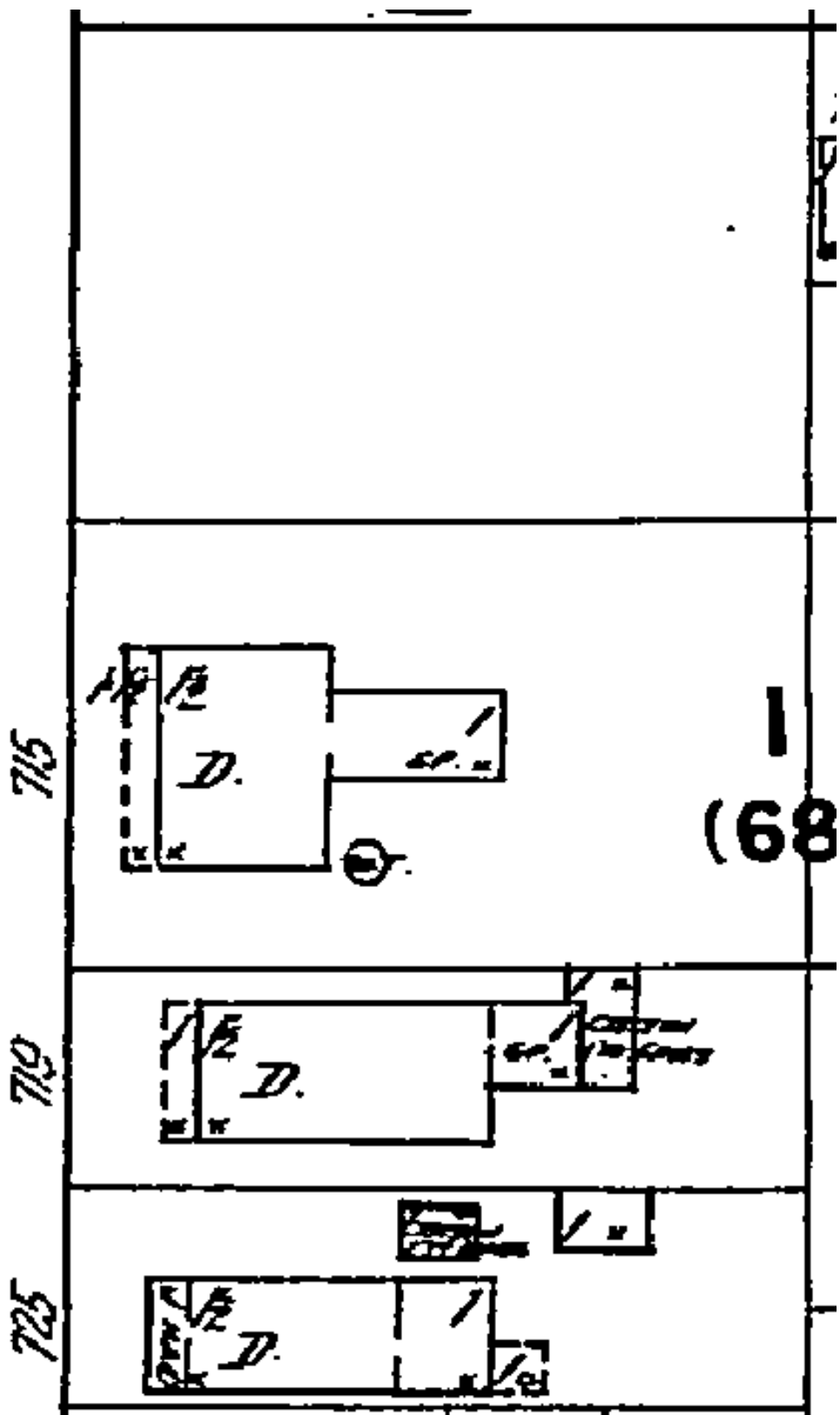
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

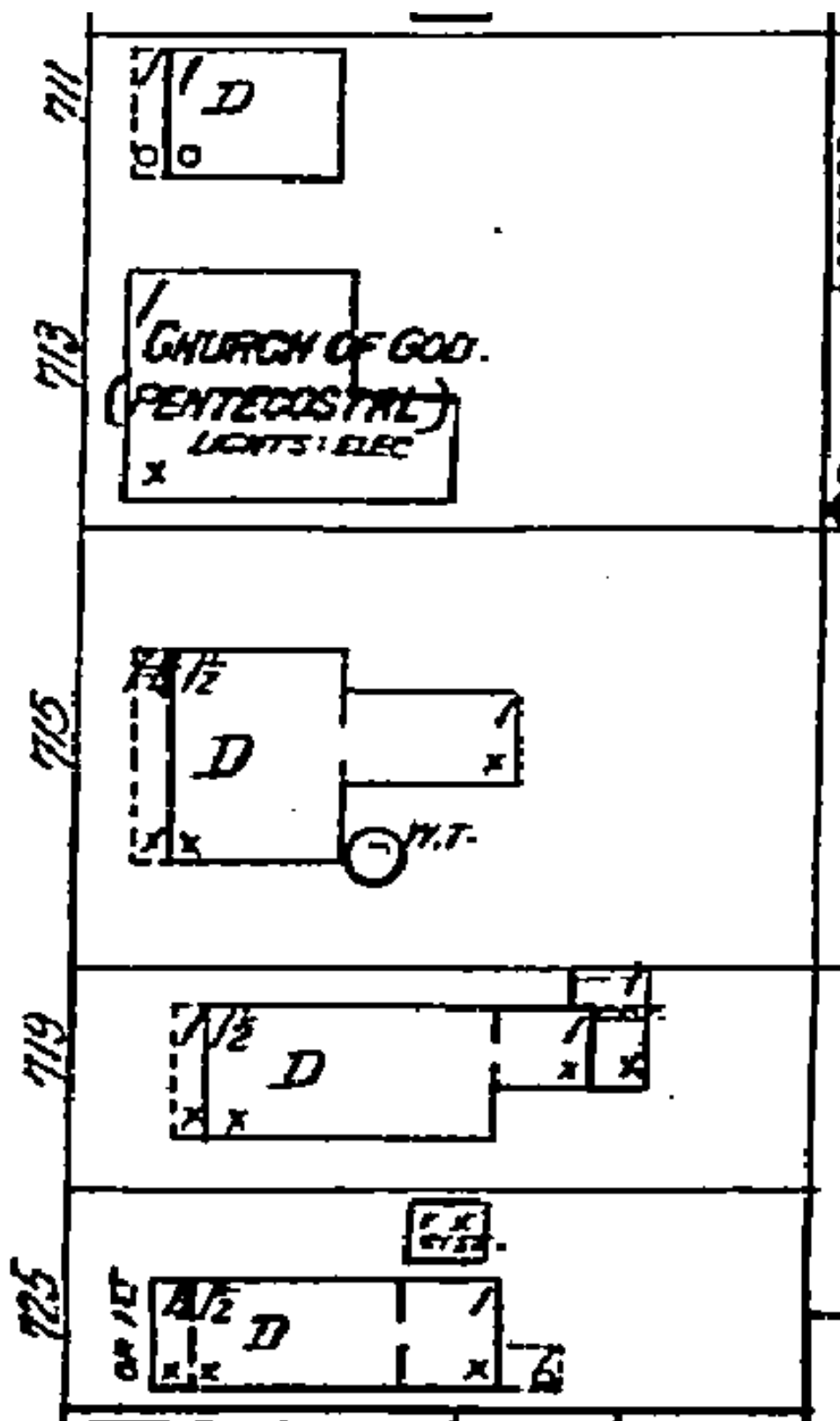
SANBORN MAPS



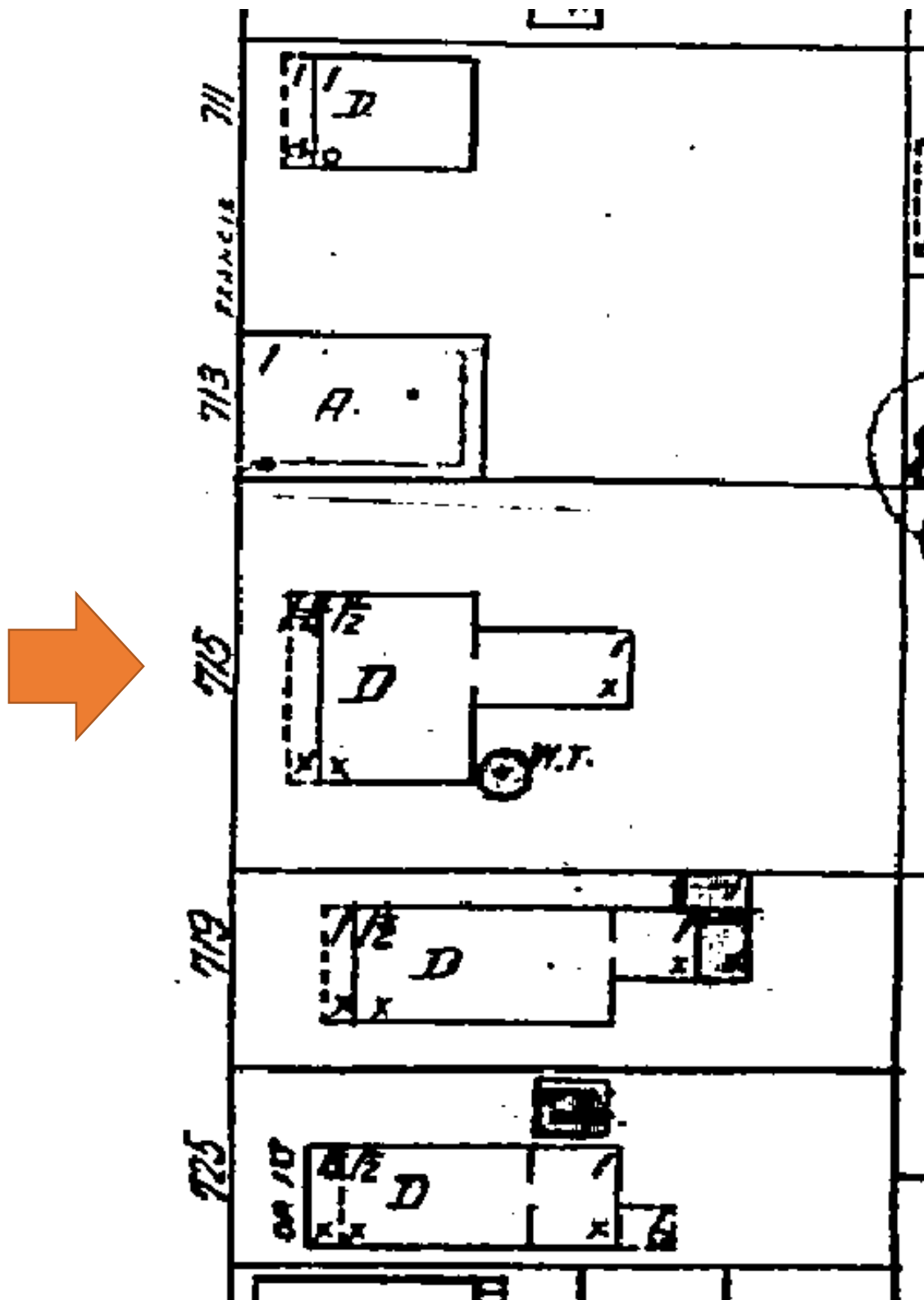
1899 Sanborn Map



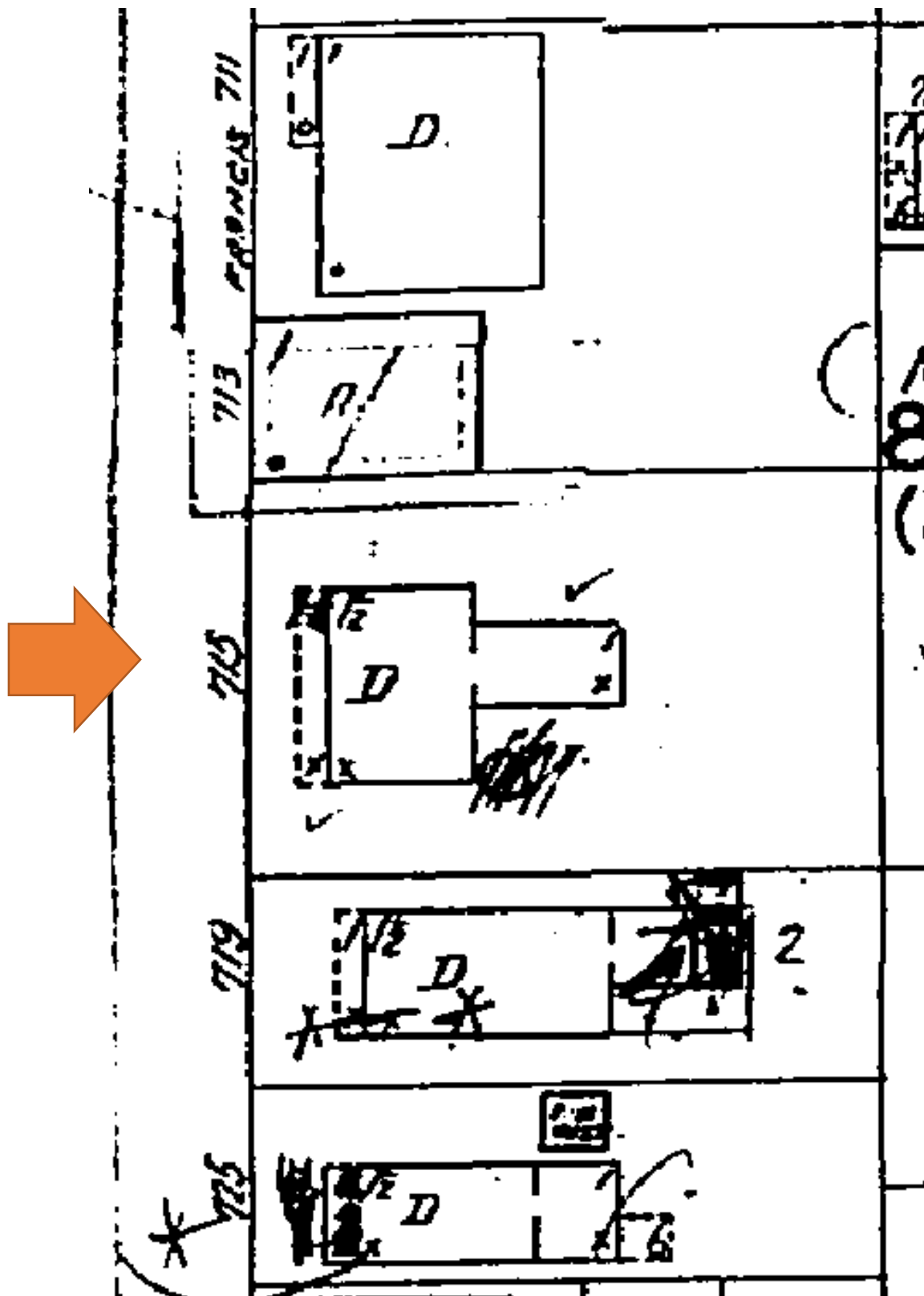
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS







715 Frances Street - HARC Photos 4-30-15









715 Frances Street - HARC Photos 4-30-15





PROPOSED DESIGN

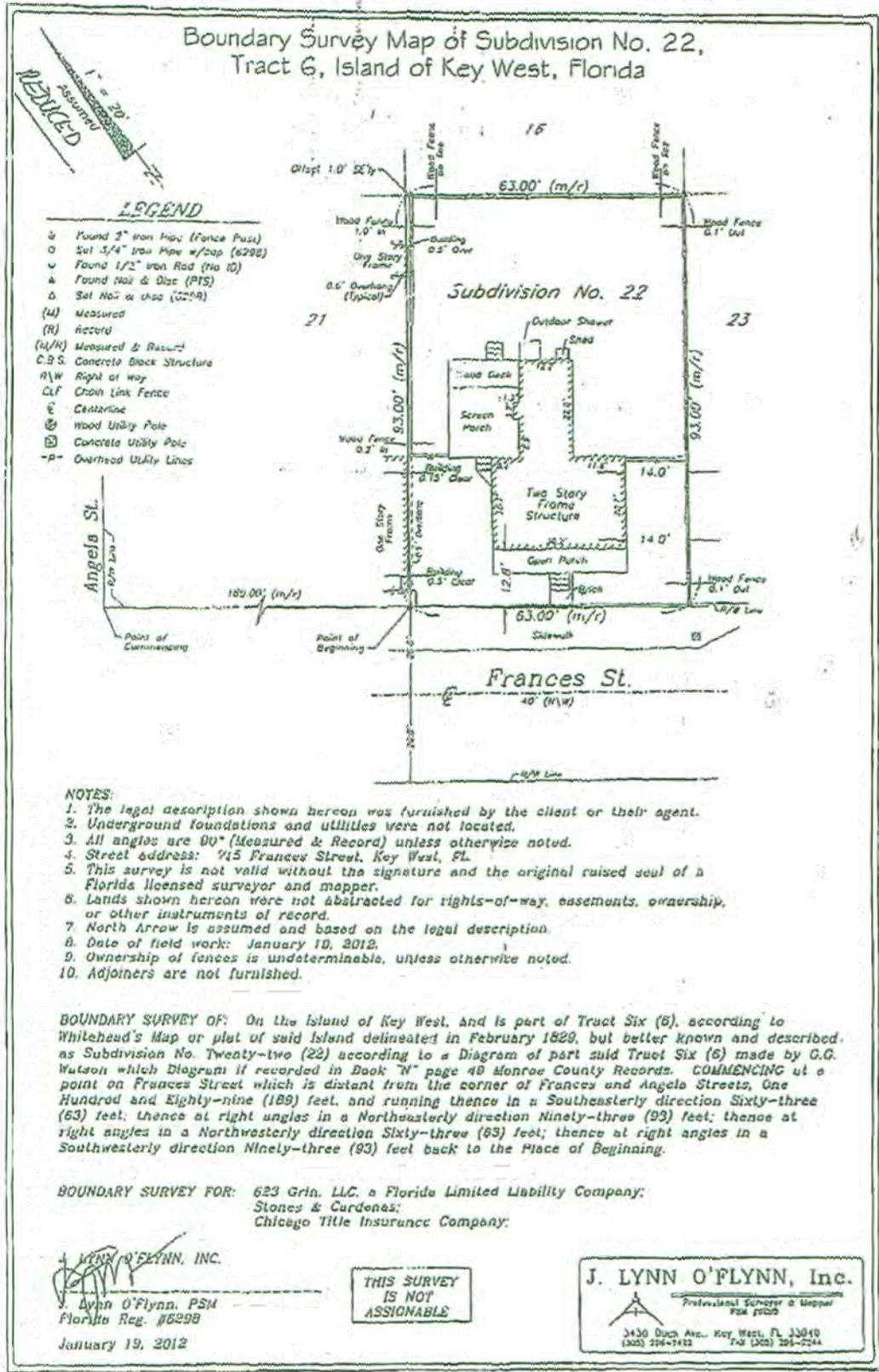
LOCATION MAP



PROJECT SITE

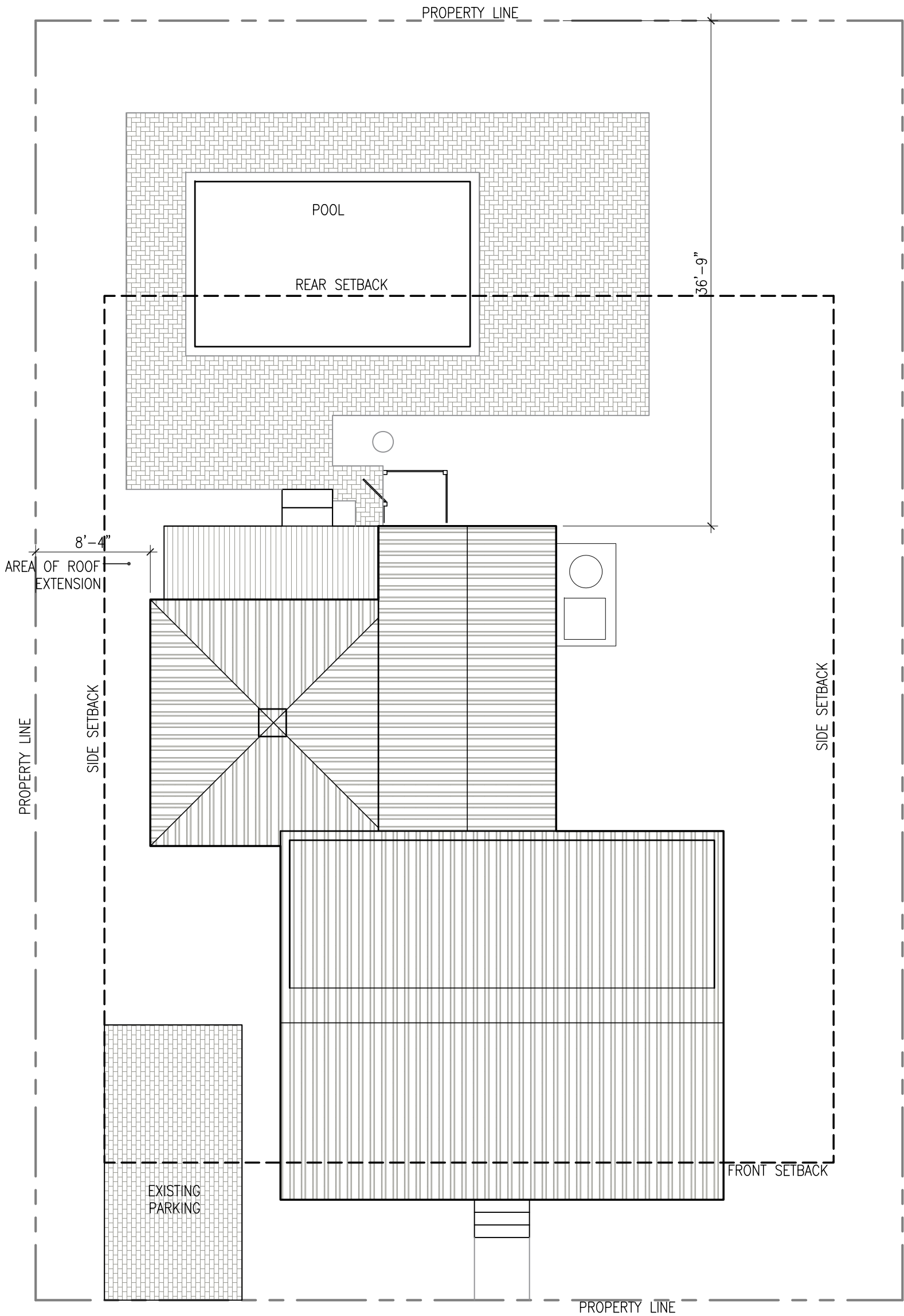
ZONING CALCULATIONS: HHDR DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	50%	1,819 s.f. (33%)	1,947 s.f. (39%)	Yes
IMPERVIOUS SURFACE RATIO	60%	2,649 s.f. (45.2%)	2,914 s.f. (49.7%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,859 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	63'	N/A	N/A
LOT DEPTH	Min. 90'	93'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	14'-0"	No Change	Yes
SIDE SETBACK (NORTH)	Min. 5'	9'-4"	No Change	Yes
REAR SETBACK	Min. 20'	36'-10"	32'-9"	Yes



3
A1.1 COPY OF SURVEY

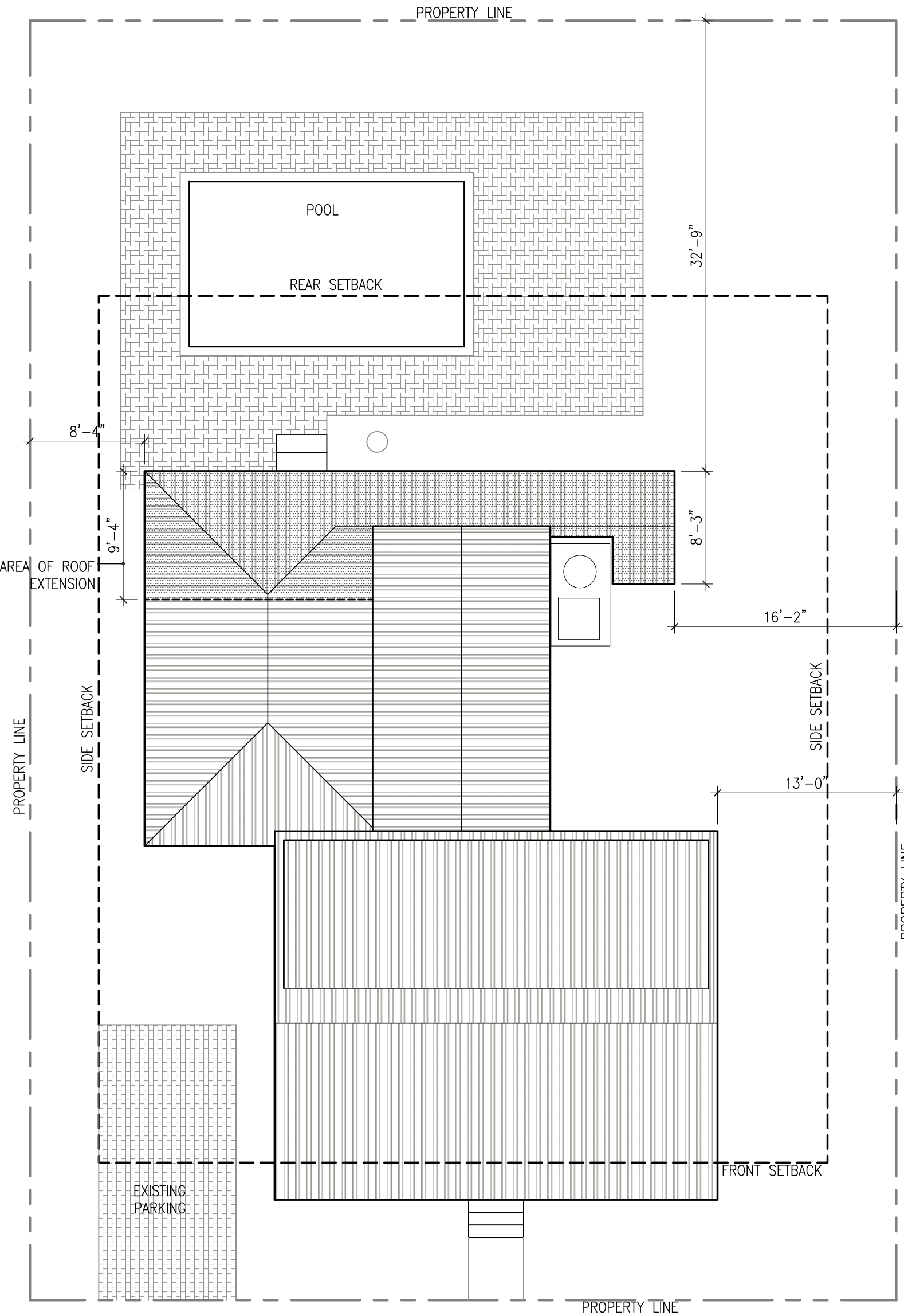
SCALE: N.T.S.



FRANCES STREET

2
A1.1 EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



FRANCES STREET

1
A1.1 PROPOSED SITE PLAN

SCALE: 1/4"=1'-0"

715 FRANCES STREET
KEY WEST, FL
RESIDENTIAL REMODELING PROJECT

Drawing Size 24x36 Project #: 15002

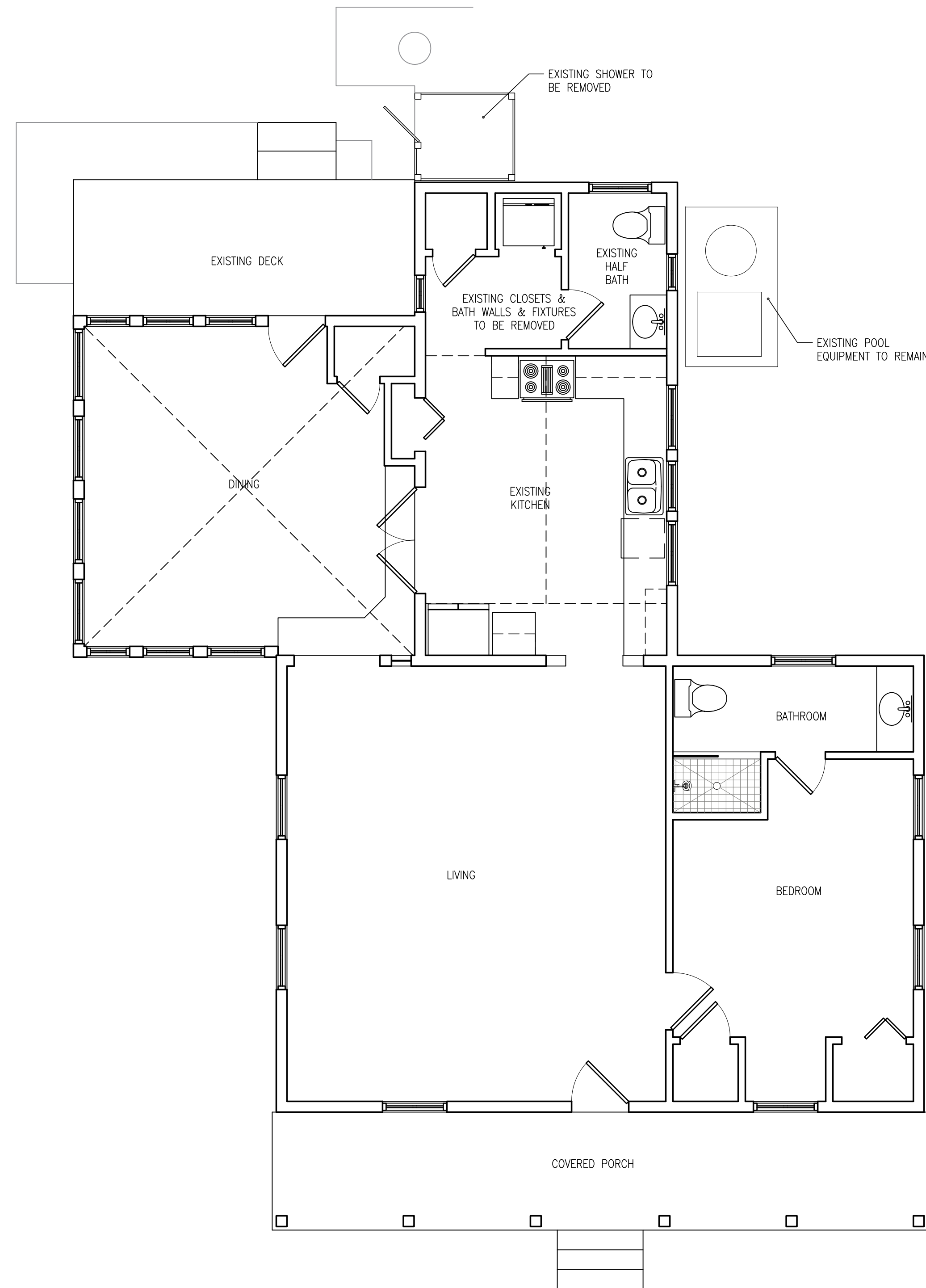
EXISTING & PROPOSED SITE PLANS

Sheet Number:

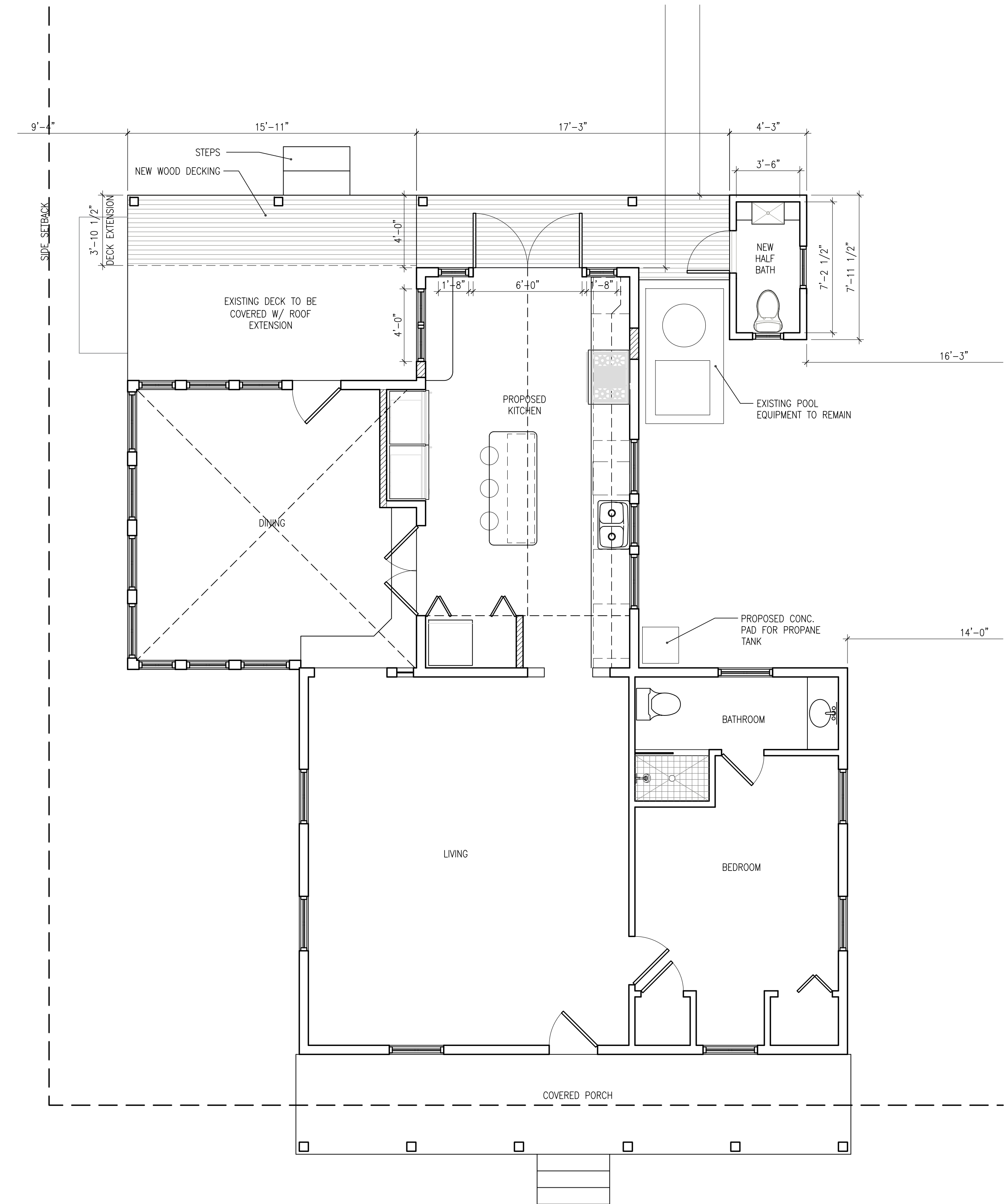
A-1.1

Date: - APRIL 28, 2015

©2015 by William Shepler Architect



2
A2.1
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A2.1
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION - 2015.4.30

715 FRANCES STREET

KEY WEST, FL

RESIDENTIAL REMODELING PROJECT



3 NORTH ELEVATION

AE3.1 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION

AE3.1 SCALE: 1/4"=1'-0"



1 EAST ELEVATION

AE3.1 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION - 2015.4.30

715 FRANCES STREET

KEY WEST, FL

RESIDENTIAL REMODELING PROJECT

Drawing Size	Project #:
24x36	15002

Title:

ELEVATIONS

Sheet Number:

A-3.1

Date: - APRIL 28, 2015

©2015 by William Shepler Architect



3

A3.1

NORTH ELEVATION

SCALE: 1/4"=1'-0"



2

A3.1

SOUTH ELEVATION

SCALE: 1/4"=1'-0"



1

A3.1

EAST ELEVATION

SCALE: 1/4"=1'-0"



ESTATE COLLECTION

Impact Resistant Windows & Doors



IF IT'S WORTH *protecting* IT'S WORTH
THE ESTATE COLLECTION.

EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER



Tests have proven that many of our products withstand winds of nearly 300 MPH.

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant glass



options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class performance against

high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW REAR PATIO ROOF, SIDE ADDITION, AND DECK
EXTENSION. DEMOLITION OF REAR HIP ROOF.**

FOR- #715 FRANCES STREET

Applicant – William Shepler

Application # H15-01-0627

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1022586 Parcel ID: 00021820-000000

Ownership Details

Mailing Address:

FIRESTONE RALPH W JR
715 FRANCES ST
KEY WEST, FL 33040-7124

All Owners:

FIRESTONE RALPH W JR, MERRIMAN GARY M R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

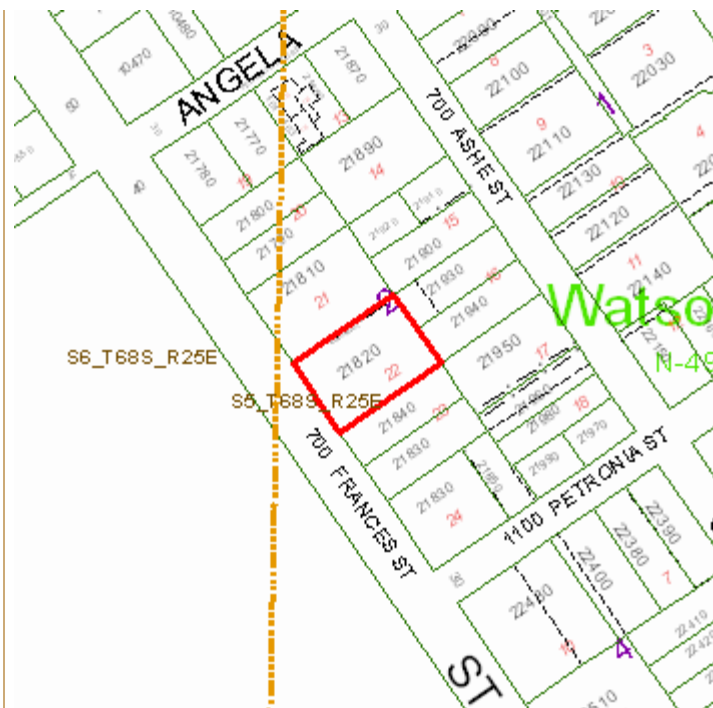
Affordable Housing: No

Section-Township-Range:
05-68-25

Property Location: 715 FRANCES ST KEY WEST

Legal Description: KW LOT 22 SQR 2 TR 6 OR577-299 OR852-1564 OR982-2240 OR2504-1275/76 OR2504-1277/83EAS
OR2553-246/47 OR2639-2138/39 OR2715-1762/63 OR2728-1805/06

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	63	93	5,859.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1792
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 6
Year Built 1943
Functional Obs 0

Condition G
Perimeter 328
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 4
Grnd Floor Area 1,792

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation NONE
Bedrooms 3

Extra Features:

2 Fix Bath 1
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 1

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPU		1	2010				112
2	FLA	12:ABOVE AVERAGE WOOD	1	2012	Y			256
3	FLA	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	906
4	OPF		1	1942		0.00	0.00	180
5	FLA	12:ABOVE AVERAGE WOOD	1	1942	N Y	0.00	0.00	630

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,008 SF	168	6	2011	2012	2	30
2	FN2:FENCES	90 SF	3	30	2012	2013	2	30
3	PO4:RES POOL	240 SF	12	20	2012	2013	4	50
4	HT2:HOT TUB	1 UT	0	0	2012	2013	2	50
5	PT2:BRICK PATIO	380 SF	0	0	2013	2014	2	50

Appraiser Notes

2014-05-30 MLS \$1,498,000 3/3.5 QUINTESSENTIAL HISTORIC KEY WEST EYEBROW HOUSE LOCATED ON PRESTIGIOUS FRANCES STREET FEATURES TWO SPACIOUS LIVING AREAS, THREE BEDROOMS WITH EN SUITE BATHROOMS AND CLOSET SPACE, QUALITY CRAFTSMANSHIP INCLUDING TASTEFULLY FINISHED DADE COUNTY PINE WALLS, NEW PLANTATION SHUTTERS, HIGH-END KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, A DOWNSTAIRS HALF-BATH AND INSIDE LAUNDRY. 715 FRANCES STREET'S 6,000 SQUARE-FOOT LOT HAS A BEAUTIFUL HEATED POOL, HOT TUB WITH WATERFALL, OUTDOOR SHOWER, LUSH TROPICAL LANDSCAPING AND RARE OFF-STREET PARKING. THIS HOME CAN BE SOLD WITH HIGH-END FURNISHINGS AND ACCESSORIES (NOT INCLUDING ARTWORK AND PERSONAL ITEMS). X FLOOD ZONE / NEW SHUTTER

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1733	06/18/2009	07/09/2009	2,147	INSTALL LOW VOLTAGE ALARM SYSTEM WITH 25 DEVICES	
11-1489	05/05/2011	05/27/2011	12,000	INSTALL 28 NEW 6x6 FENCE PARTS. DEMO/REMOVE EXISTING CHAIN LINK 47lf INSTALL NEW PICKETS FOR NEW FENCE 250lf	
12-0065	01/11/2012	01/03/2013	2,500	TEAR OFF VCRIMP GO BACK WITH PLYSTICK & VCRIMP SQRS	
12-0697	02/27/2012	01/03/2013	15,800	INSTALL ONE 3 TON AND ONE 2 TON AC SYSTEMS 13 OPENINGS	
11-4511	12/12/2011	01/03/2013	2,000	BUILD 20LF OF 6'H FENCE	
12-1155	03/30/2012	01/03/2013	2,300	REPLACE SERVICE WITH NEW 225A	
12-0891	03/13/2012	01/03/2013	750	INSTALL 30LF OF 36'H FENCE	
12-0890	03/13/2012	01/03/2013	8,000	INSTALL NEW PORCH RAILING, REPLACE 4 WINDOWS, REPAIR 400SF DRYWALL, R & R 600LF OF TRIM	
12-1232	04/09/2012	01/03/2013	4,000	WIRE 3 NEW BATHROOMS, 9 SWITCHES, 3 FANS, 11 LIGHTS,	
12-0976	03/20/2012	01/03/2013	6,000	SAND SET PAVER POOL DECK WALKWAY & DRIVEWAY 1090SF	
12-1114	03/30/2012	01/03/2013	1,400	WIRE NEW POOL/SPA 2 PUMPS	
12-1109	03/30/2012	01/03/2013	30,000	REMODEL 2 BATHROOMS AND 2 NEW BATHROOM	
12-1232	05/15/2012	01/03/2013	4,900	REVISION ADD 2 CENTRAL AC	
12-0890	05/16/2012	01/03/2013	18,000	REPLACE SILL BEAM WITH TRIPLE FLOOR JOISTS ADN SUB FLOOR INSTALL 6 NEW PIERS	
12-1254	04/10/2012	01/03/2013	12,500	REMODELING 2 EXISTING BATHROOMS, INSTALL 2 NEW BATHROOMS	
12-1113	03/30/2012	01/03/2013	43,000	NEW SWIMING POOL AND SPA	
12-1230	04/09/2012	01/03/2013	3,100	DEMO KITCHEN CABINETS INSTALL NEW	
1	12-0890	03/13/2012	11/19/2013	20,000 Residential	INSTALL NEW PORCH RAILING. REPLACE 4 EXISTING WINDOWS. REPAIR APPRX. 400 SQ/FT OF DRYWALL. REPAIR & REPLACE APPROX. 600 L.F. OF TRIM. (INTERIOR) (WINDOWS MUST BE TRYLLY WOOD TRUE DIVIDED LIGHTS) REPLACE SILL BEAM WITH TRIPLE 2" X 12" FLOOR JOISTS A SUB-FLOORING, INSTALL 6 NEW PIERS (ALL

							INTERIOR WORK) AS PER PLANS. *REVISION* INSTALL CRICKET & REPAIR WATER DAMAGED AREA AS PER ATTACHED PLANS.
1	12-0891	03/13/2012	11/19/2013	750	Residential		INSTALL APPROX. 30 LN/FT OF 36' PICKET FENCING. (WINDOWS MUST BE TRULY WOOD TRUE DIVIDED LIGHTS)
1	12-1109	03/30/2012	11/19/2013	30,000	Residential		REMODEL 2 - BATHROOMS & 2 NEW BATHROOM ACCORDING TO PLANS. ADD CLOSETS, ETC.
	13-5008	11/22/2013	11/19/2013	3,500			INSTALL 3 NON IMPACT WINDOWS, REINSTALL HURRICANE PROTECTION. INSTALL NEW FRONT DOOR
	13-3253	08/20/2013	11/19/2013	11,000			INSTALL 9 WINDOWS AND 2 DOORS
	A950966	03/01/1995	10/01/1995	1,664			3 SQS V-CRIMP/1 SQ SGL PL
	9703235	10/01/1997	12/01/1997	2,000			10.64 SQS V-CRIMP ROOF
1	9900631	02/22/1999	08/18/1999	2,000	Residential		REPAIRS
	04-3733	12/08/2004	12/13/2004	2,000			ROOF-M/B RUBBER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	300,644	32,760	865,571	1,198,975	1,198,975	25,000	1,173,975
2013	191,956	30,597	434,753	657,306	657,306	0	657,306
2012	199,128	3,528	335,599	538,255	538,255	0	538,255
2011	177,793	0	320,855	498,648	252,151	25,000	227,151
2010	184,002	144	402,689	586,835	247,560	25,000	222,560
2009	224,451	150	612,087	836,688	241,052	25,000	216,052
2008	206,365	156	814,401	1,020,922	240,811	25,000	215,811
2007	337,603	162	1,025,325	1,363,090	233,797	25,000	208,797
2006	454,169	168	556,605	1,010,942	228,095	25,000	203,095
2005	474,581	174	439,425	914,180	221,451	25,000	196,451
2004	269,853	180	410,130	680,163	215,001	25,000	190,001
2003	279,847	186	158,193	438,226	210,993	25,000	185,993
2002	268,815	192	158,193	427,200	206,048	25,000	181,048
2001	256,014	198	158,193	414,405	202,804	25,000	177,804
2000	276,138	202	111,321	387,660	196,898	25,000	171,898
1999	178,849	164	111,321	290,334	191,722	25,000	166,722
1998	146,141	139	111,321	257,601	188,703	25,000	163,703
1997	126,656	133	99,603	226,392	185,549	25,000	160,549
1996	87,685	95	99,603	187,383	180,145	25,000	155,145
1995	79,891	89	99,603	179,583	175,752	25,000	150,752
1994	71,447	81	99,603	171,132	171,132	25,000	146,132
1993	71,447	83	99,603	171,133	171,133	25,000	146,133
1992	71,447	85	99,603	171,135	171,135	25,000	146,135
1991	71,447	87	99,603	171,137	171,137	25,000	146,137

1990	69,430	89	77,632	147,151	147,151	25,000	122,151
1989	63,118	83	76,167	139,368	139,368	25,000	114,368
1988	60,081	40	67,379	127,500	127,500	25,000	102,500
1987	50,045	41	40,134	90,220	90,220	25,000	65,220
1986	36,638	601	38,669	75,908	75,908	25,000	50,908
1985	35,737	601	23,143	59,481	59,481	25,000	34,481
1984	33,664	601	23,143	57,408	57,408	25,000	32,408
1983	33,664	601	23,143	57,408	57,408	25,000	32,408
1982	34,182	601	23,143	57,926	57,926	25,000	32,926

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/28/2015	2728 / 1805	1,360,000	<u>WD</u>	<u>02</u>
12/6/2014	2715 / 1762	1,360,000	<u>WD</u>	<u>02</u>
7/16/2013	2639 / 2138	1,280,000	<u>WD</u>	<u>02</u>
1/25/2012	2553 / 246	750,000	<u>WD</u>	<u>37</u>
2/8/2011	2504 / 1275	630,000	<u>WD</u>	<u>37</u>
7/1/1986	982 / 2240	175,000	<u>WD</u>	<u>U</u>
4/1/1982	852 / 1564	45	<u>WD</u>	<u>U</u>
2/1/1974	577 / 299	21,500	00	<u>Q</u>

This page has been visited 91,095 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176