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## **Staff Report for Item 5a**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** June 23, 2015

**Applicant:** Thomas Kelly/Craig Reynolds

**Application Number:** H15-01-0638

**Address:** #1209 Watson Street

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### **Description of Work:**

Renovations to non-contributing building. New rear covered deck, site work, and partial enclosure of carport.

### **Site Facts:**

The one-story, concrete block structure is not a contributing resource in the survey, but is included on the 1962 Sanborn map. The house appears in a 1965 photograph and looks to have been altered over the years. The two sheds in the rear of the property are not historic.

### **Guidelines Cited in Review:**

Windows (pages 29-30), specifically guideline 4.

Additions and Alterations (pages 36-37), specifically guidelines 2, 3, 4, 5, and 6.

Decks, Patios, Hot Tubs, and Pools (pages 39-40), specifically guideline 3.

### **Staff Analysis**

The Certificate of Appropriateness in review proposes the demolition of two accessory buildings in the rear of the property as well as renovations and site work to a historic, but non-contributing structure. The renovations to the main house include removing jalousie

windows for aluminum impact resistance casement windows and the creation of bicycle storage in the existing carport. A new rear covered porch will be added onto the rear of the house.

New site work includes a four foot fence and rolling gate on the front of the property, a new pool, and expanded deck area.

### **Consistency with Guidelines**

1. The alterations to the house will not be highly visible, nor will it alter the balance and symmetry of the historic house. The house has already been altered previously.
2. There is nothing in guidelines in regards to altering carports. The carport will only be slightly altered to provide for bicycle parking.

It is staff's opinion that the proposed plan is consistent with the guidelines pertaining to alterations and additions, windows, and decks, patios, hot tubs, and pools.

# 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](http://www.cityofkeywest.fl.gov)

HARC PERMIT NUMBER <b>HIS-01-638</b>		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

~~ARCHITECT / ENGINEER'S NAME:~~

~~ARCHITECT / ENGINEER'S ADDRESS:~~

1209 WATSON STREET		# OF UNITS
1034509		
WILLIAM & JULIE LEVINSON	PHONE NUMBER	(732) 261-1431
235 N. MAIN STREET	EMAIL	ELEVINSON@GMAIL.COM
NEW HOPE, PA 18938		
		PHONE NUMBER
		EMAIL
THOMAS KELLY / CRAIG REYNOLDS		PHONE NUMBER
19141 ROCKY ROAD		EMAIL
SUGARLOAF KEY, FL. 33042		THOMASCKELLY1@Bellsouth.net

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:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE	
	<input checked="" type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

COVERED DECK IN REAR, POOL IN REAR AND WINDOW AND DOOR REPLACEMENT. 4'-0" HIGH WOOD PICKET FENCE AT FRONT. INSTALL SLIDING GLASS DOORS @ REAR

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T 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.

\*Demo of structures in rear

## 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](mailto: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:
METAL JALOUSIE WINDOWS	METAL JALOUSIE	ALUMN. CASEMENT

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		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> 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.

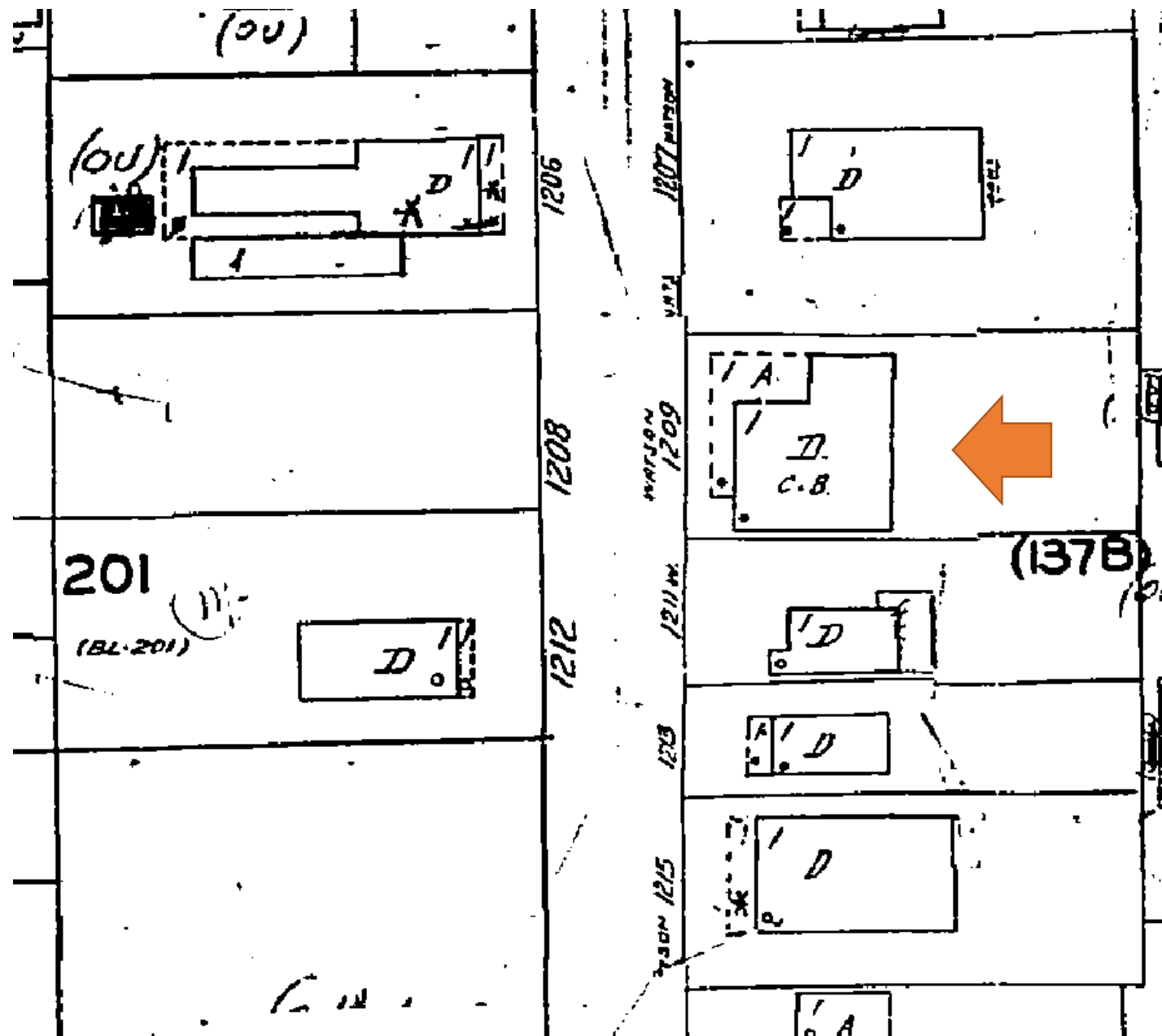
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 USDEP 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



1962 Sanborn Map



# PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.











Rear of house.





The two sheds at the rear of the property.

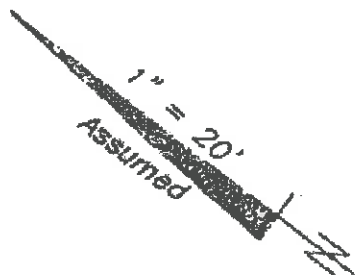




# SURVEY

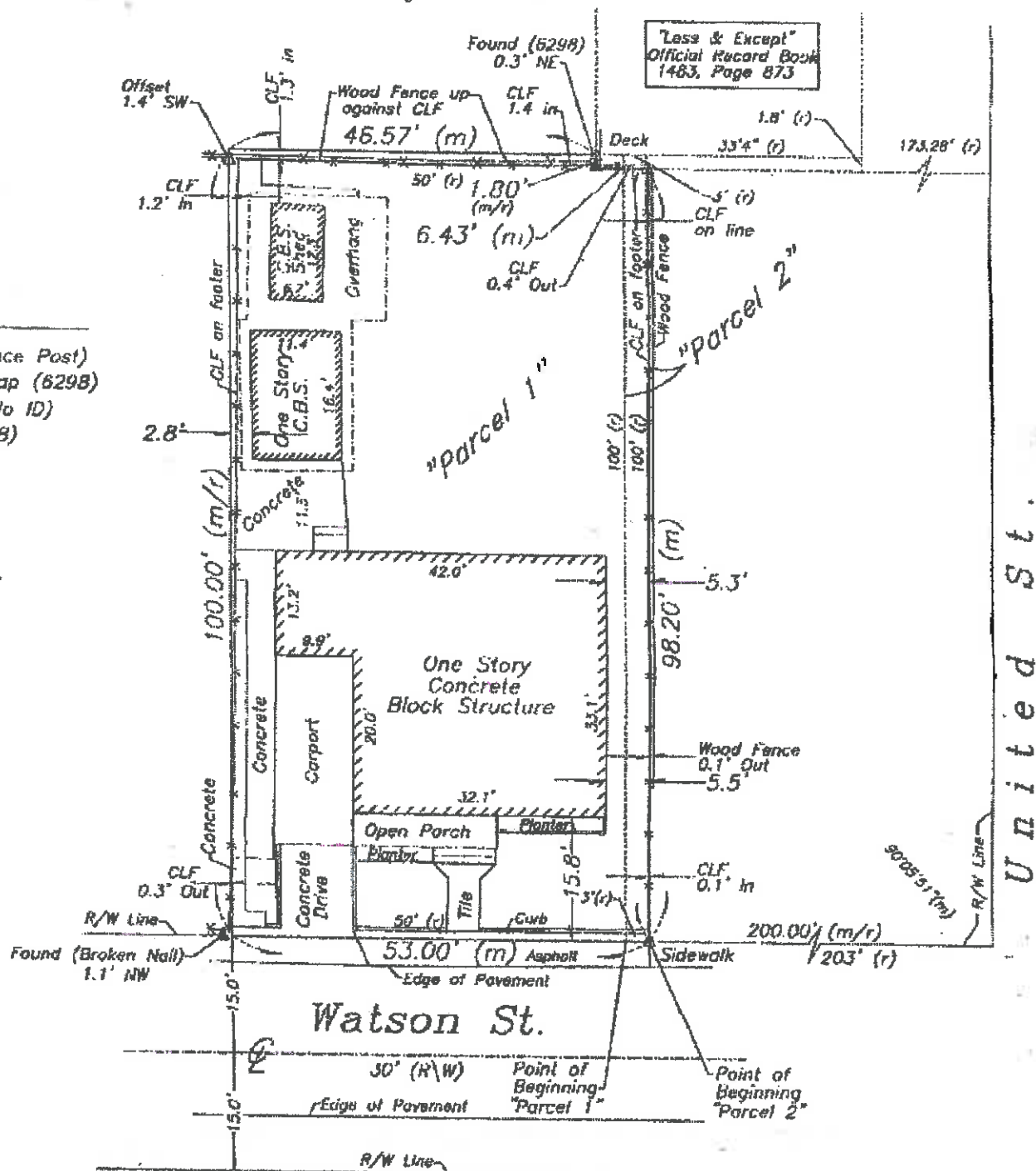


# Boundary Survey Map of part of Tract 13 Island of Key West



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1209 Watson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 17, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** Parcel 1: All that certain piece, parcel or lot of land on the Island of Key West, County of Monroe and State of Florida, in Tract 13, according to Wm. A. Whitehead's map or plan of said Island delineated in February, A.D. 1829, but better described in a diagram made by George G. Watson of a part of said Tract 13, described by metes and bounds as follows: Commencing at a point on Watson Street distant from the corner of United and Watson Streets, 203 feet, running thence along said Watson Street in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 50 feet; thence at right angles in a Southwesterly direction 100 feet to the place of beginning.

**LESS AND EXCEPT** that portion of the property described in Quit Claim Deed recorded in Official Records Book 1483, Page 873, of the Public Records of Monroe County, Florida.

**AND**

Parcel 2: All that certain piece, parcel or lot of land on the Island of Key West, County of Monroe and the State of Florida, in Tract Thirteen (13), according to Wm. A. Whitehead's map or plan of said Island delineated in February, A.D. 1829, but better described in a diagram made by George G. Watson of a part of said Tract Thirteen (13), described by metes and bounds as follows: Commencing at a point on Watson Street distant from the corner of United and Watson Streets, Two Hundred (200) feet, running thence along said Watson Street in a Northwesterly direction Three (3) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Three (3) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the place of beginning.

**BOUNDARY SURVEY FOR:** William Levinson & Julie Levinson;  
The Closing Department;  
Westcor Land Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
March 19, 2015

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

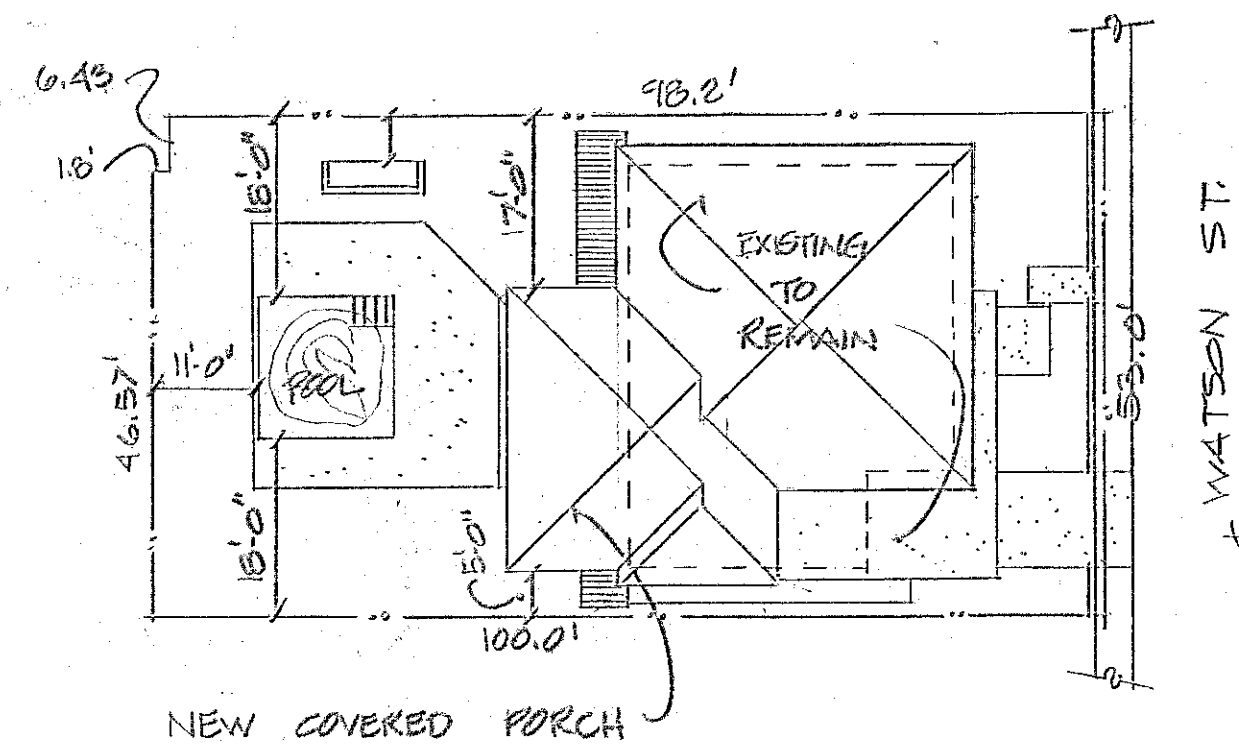


Professional Surveyor & Mapper  
PSM #8288

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

53  
3  
A  
24

# PROPOSED DESIGN



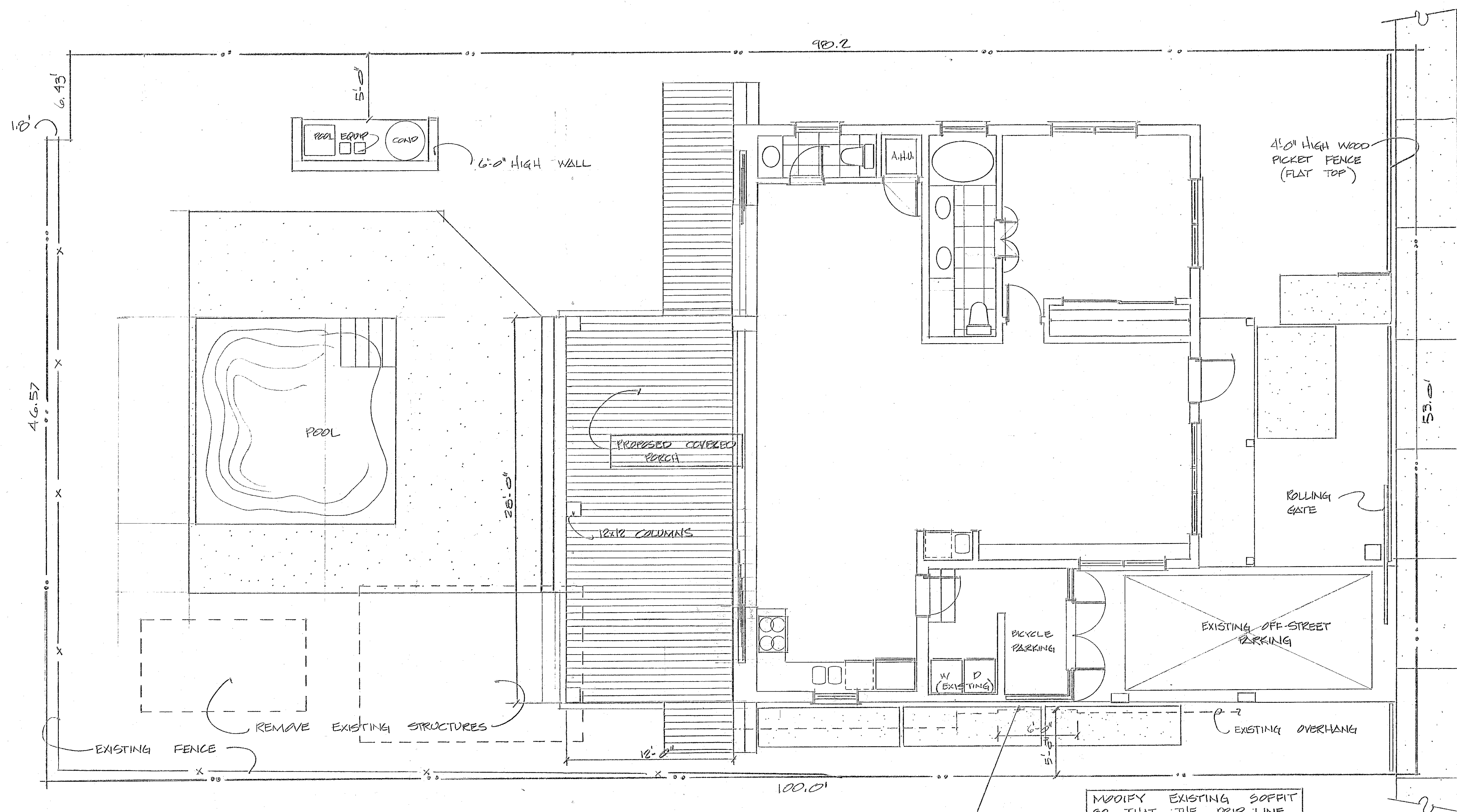
SITE PLAN

1"=20'-0"

# 1209 WATSON STREET

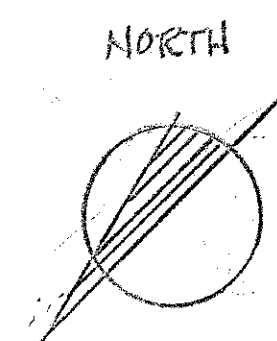
## KEY WEST - FLORIDA

LEGAL	Part of TRACT 13 "Island of Key West"
FLOOD ZONE	X-ZONE
DISTRICT ZONE	HMDR
LOT SIZE	= 5288 S.F.
EXISTING BUILDING	= 1733 S.F.
NEW COVERED PORCH	= 348 S.F.
BUILDING / LOT RATIO	= 39.3%
EXISTING SLABS	= 110 S.F.
NEW SLABS	= 679 S.F.
POOL	= 225 S.F.
IMPERVIOUS SURFACES / LOT RATIO	= 58.5 S.F.
DECK W/ SPACED BOARDS BELOW 30"	= 102 S.F.
OPEN SPACE / LOT RATIO	= 39.5%

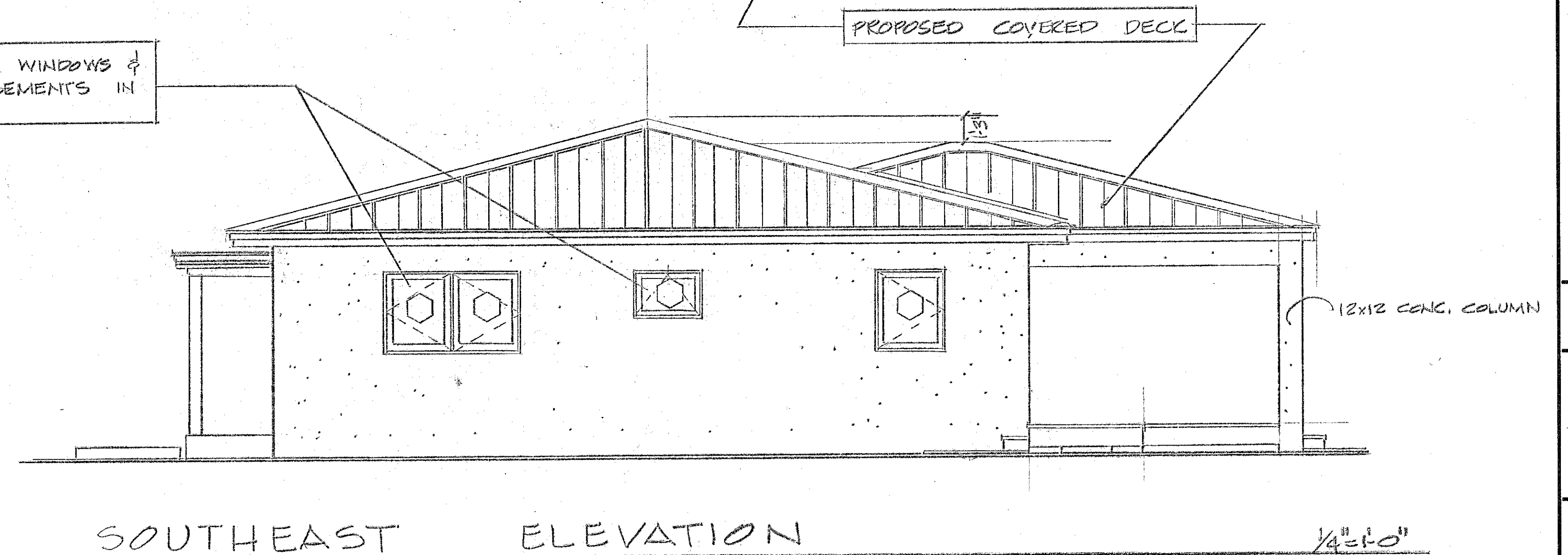
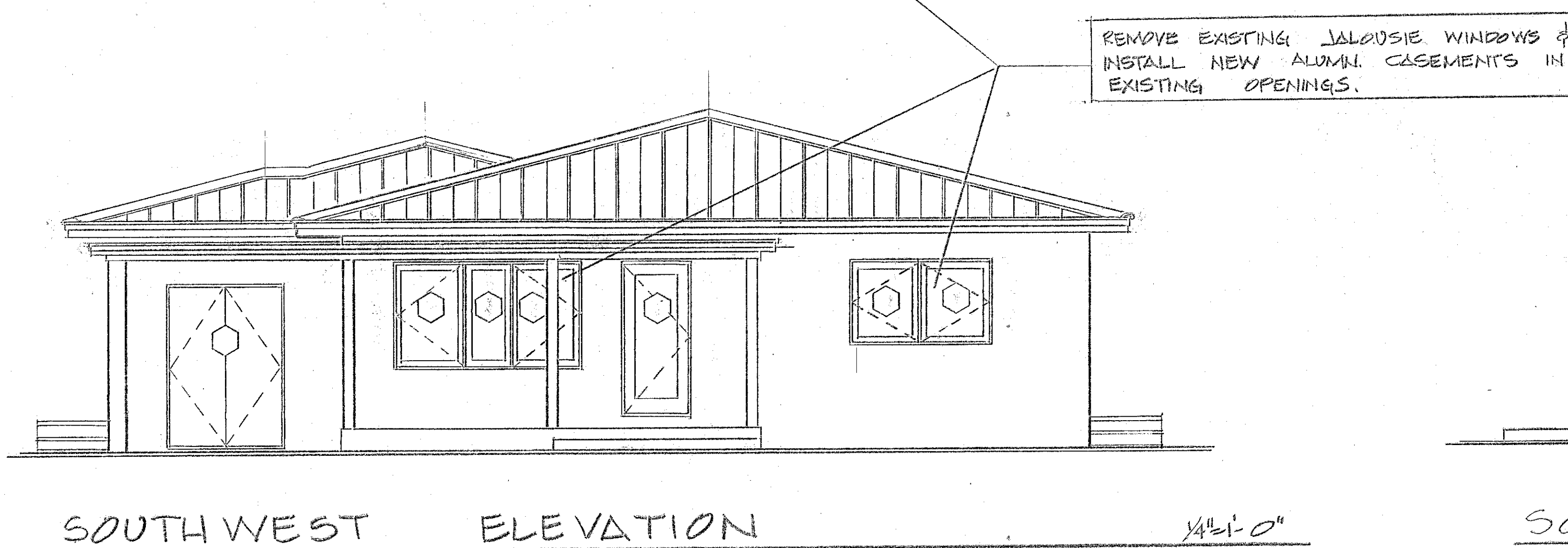
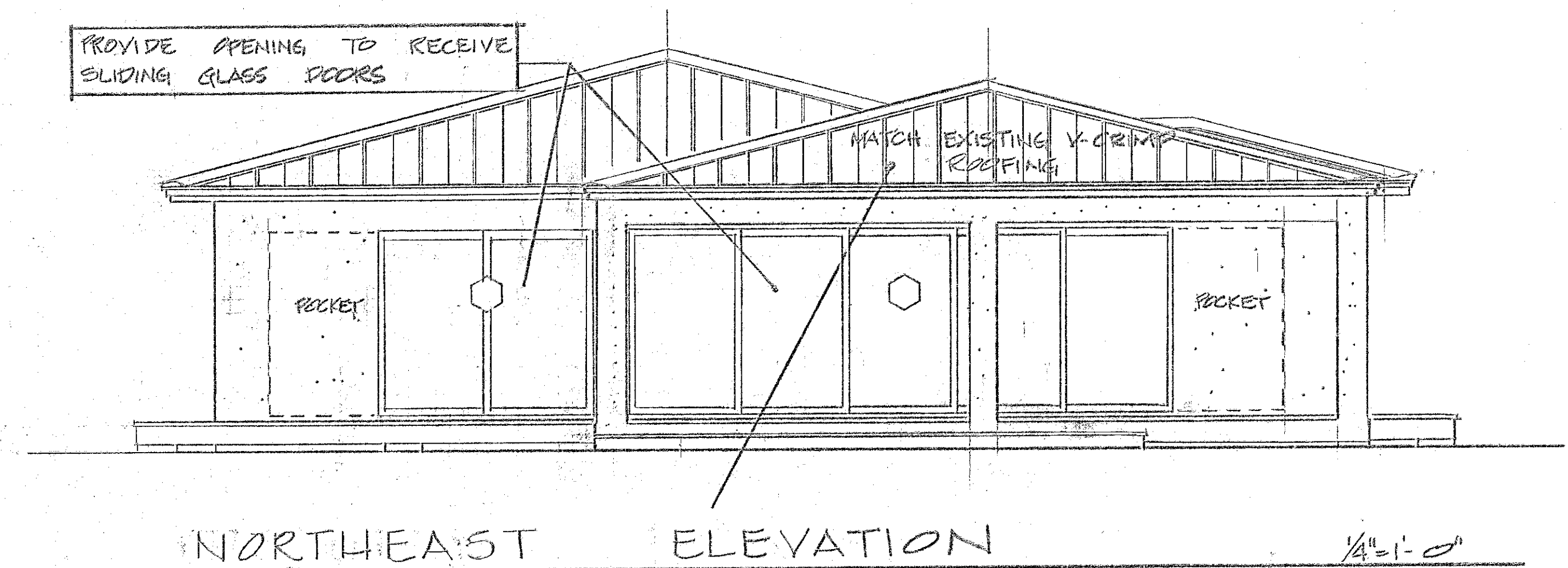
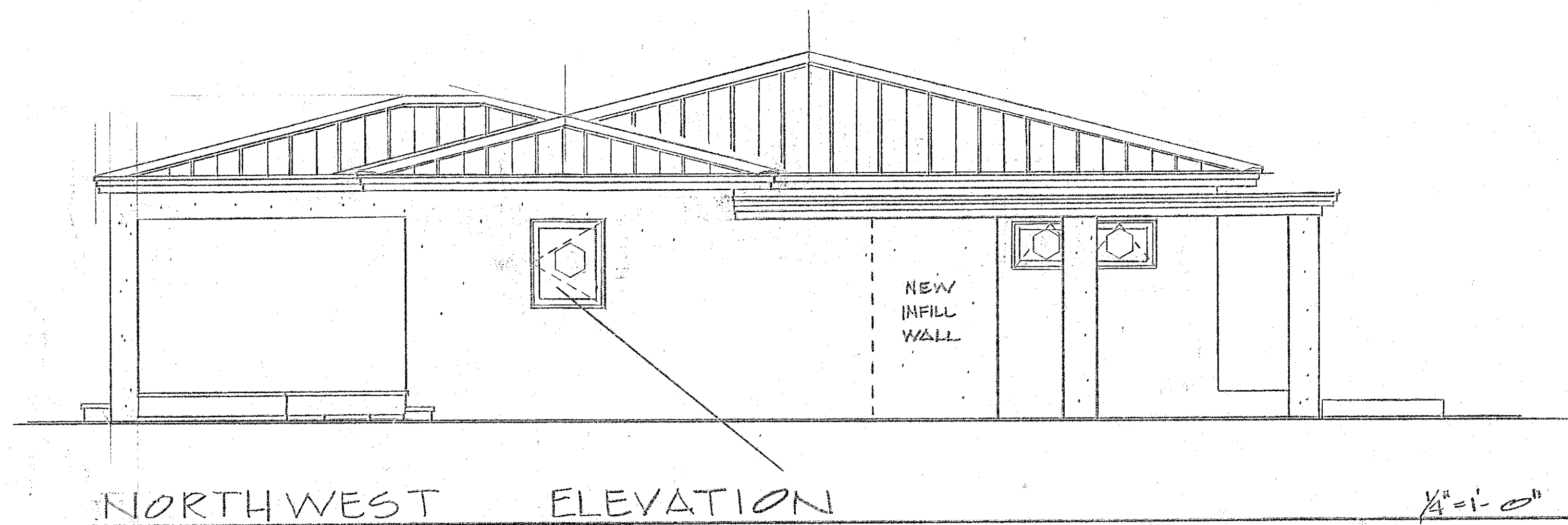


FLOOR PLAN

1/4"=1'-0"







# MISCELLANEOUS INFORMATION

## Kelly Perkins

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**From:** THOMAS KELLY <thomasckelly1@bellsouth.net>  
**Sent:** Wednesday, June 03, 2015 12:49 PM  
**To:** Kelly Perkins; Enid Torregrosa  
**Cc:** Craig Reynolds; Alexander Thommes; Bill Levinson  
**Subject:** 1206 Walton Street  
**Attachments:** HPSC0359.tif; Walton 1.JPG; Walton 2.JPG; Walton 3.JPG; Walton 4.JPG; Walton 5.JPG

Kelly,

Thank you for getting back to me with regard to the Walton Street project. I have attached photos of the sheds and the main building. The Floor Plan was revised to reflect your concern with the overhang at the bicycle storage area (see note at the bottom), I have attached that as well.

I'll drop off (2) hard copies the next time I'm in town .

I need to add **Alex Thommes w/ telephone number (772) 631-9598** as an applicant. Alex is an associate and works for Craig Reynolds within his office and has an understanding of the issues involved (removal of the non-contributing sheds at rear).

I'll be in town until the 18th for the Planning Board meeting. If the posting information is available at that time I can get that done. I'll call before I leave.

Thanks again for all your help in this matter,  
Tom Kelly  
304-1984

## Kelly Perkins

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**From:** THOMAS KELLY <thomasckelly1@bellsouth.net>  
**Sent:** Tuesday, June 02, 2015 1:17 PM  
**To:** Kelly Perkins  
**Subject:** 1209 Watson Street

Kelly,

Yesterday I brought in a revised plan for HARC application to 1209 Watson Street. When I brought it to you last month the project proposed an Accessory Structure by the pool, which would have required a variance. I talked to the owners and they would like to move the project forward with a covered open porch at the rear.

Please don't hesitate to call me if there is any further information that you require at this time.

I have included Craig Reynolds as an applicant as he will be standing in for me if you feel that a meeting will be needed in June.

Thank you for your help in bringing the project forward without the need for a variance.

Thomas Kelly  
304-1984

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 23, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO NON-CONTRIBUTING BUILDING. NEW  
REAR COVERED DECK, SITE WORK, AND PARTIAL  
ENCLOSURE OF CARPORT. DEMOLITION OF TWO  
ACCESSORY STRUCTURES IN REAR OF PROPERTY.**

**FOR- #1209 WATSON STREET**

**Applicant – Thomas Kelly/Craig Reynolds**

**Application # H15-01-0638**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1034509 Parcel ID: 00033600-000000**

### Ownership Details

**Mailing Address:**

LEVINSON WILLIAM AND JULIE  
235 N MAIN ST  
NEW HOPE, PA 18938-1318

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:**  
05-68-25

**Property Location:** 1209 WATSON ST KEY WEST

**Legal Description:** KW GWYNN SUB PT OF TR 13 L-627 E4-549 D3-92 OR97-108/10 OR102-63/68 OR1465-2437/38L/E  
OR2420-2055D/C OR2731-1921D/C OR2731-1922/24

**Click Map Image to open interactive viewer**





## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	53	100	5,295.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1278  
 Year Built: 1958

## Building 1 Details

Building Type R1  
 Effective Age 22  
 Year Built 1958  
 Functional Obs 0

Condition A  
 Perimeter 152  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 30  
 Grnd Floor Area 1,278

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

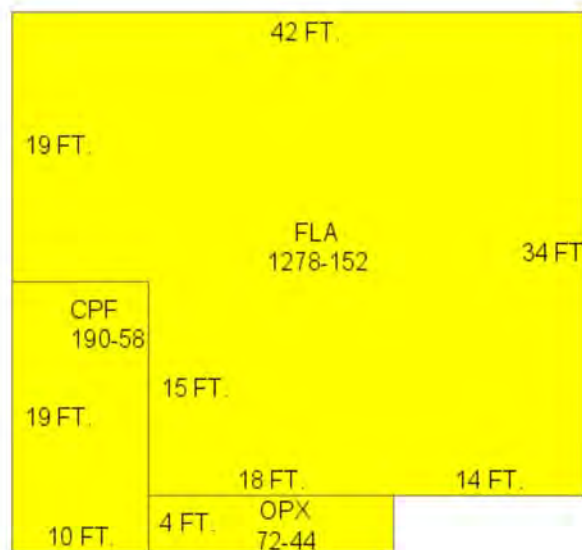
Heat Src 1 NONE

Heat Src 2 NONE

### Extra Features:

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

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

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	1,278
2	<u>CPF</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	190
3	<u>OPX</u>	5:C.B.S.	1	1993	N	N	0.00	0.00	72

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	176 SF	16	11	1975	1976	1	50
2	UB2:UTILITY BLDG	84 SF	0	0	1979	1980	1	50
3	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
4	PT3:PATIO	140 SF	0	0	1959	1960	2	50

**Appraiser Notes**


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**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-1421	03/23/2007	06/27/2008	4,500	Residential	REPLACE METAL ROOFING WITH V-CRIMP-1200SF

**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	112,977	1,428	343,001	457,406	197,603	25,500	172,103
2013	114,546	1,428	400,482	516,456	194,683	25,500	169,183
2012	116,115	1,428	274,794	392,337	191,429	25,500	165,929
2011	117,684	1,428	296,268	415,380	185,853	25,000	160,853
2010	120,822	1,428	252,896	375,146	183,106	25,000	158,106
2009	139,669	1,441	323,636	464,746	178,292	25,000	153,292
2008	131,408	1,453	492,975	625,836	178,114	25,000	153,114
2007	238,376	1,466	520,000	759,842	172,926	25,000	147,926
2006	269,112	1,478	400,000	670,590	168,708	25,000	143,708
2005	235,473	1,517	300,000	536,990	163,794	25,000	138,794
2004	150,703	1,557	300,000	452,260	159,023	25,000	134,023
2003	150,703	1,595	115,000	267,298	156,058	25,000	131,058
2002	134,974	1,635	115,000	251,609	152,401	25,000	127,401
2001	114,385	1,673	115,000	231,058	150,001	25,000	125,001
2000	115,758	2,297	85,000	203,055	145,633	25,000	120,633
1999	111,182	2,255	85,000	198,437	141,805	25,000	116,805
1998	91,508	1,898	85,000	178,406	139,572	25,000	114,572
1997	82,357	1,791	75,000	159,148	137,239	25,000	112,239
1996	59,480	1,352	75,000	135,832	133,242	25,000	108,242
1995	56,277	1,336	75,000	132,613	129,993	25,000	104,993
1994	50,329	1,246	75,000	126,576	126,576	25,000	101,576
1993	50,329	1,082	75,000	126,412	126,412	25,000	101,412
1992	50,329	1,086	75,000	126,415	126,415	25,000	101,415
1991	50,329	1,090	75,000	126,420	126,420	25,000	101,420
1990	50,329	1,093	51,250	102,673	102,673	25,000	77,673
1989	33,814	998	53,000	87,812	87,812	25,000	62,812
1988	27,558	1,001	42,400	70,959	70,959	25,000	45,959
1987	27,229	1,004	28,620	56,853	56,853	25,000	31,853
1986	27,381	1,008	28,620	57,009	57,009	25,000	32,009
1985	26,263	1,011	19,080	46,354	46,354	25,000	21,354
1984	24,625	1,014	19,080	44,719	44,719	25,000	19,719
1983	24,625	1,018	19,080	44,723	44,723	25,000	19,723
1982	25,123	1,021	16,536	42,680	42,680	25,000	17,680

## 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
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**3/20/2015**

2731 / 1922

625,000

WD02

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