



Staff Report for Item 16

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 25, 2015

Applicant: McChesney Contractors

Application Number: H15-01-1196

Addresses: #2 Hunts Lane

Description of Work

Air conditioning unit at front window.

Site Facts

The building located at 2 Hunts Lane is a contributing structure according to the survey, and first appears in the 1912 Sanborn map. It is a one and a half story frame vernacular house. The half story is now used as a bedroom and bath, with the one window in the front of the house where the a/c unit is located and one window in the rear of the house, which is in the shower.

Guidelines Cited in Review

Air Conditioning Units, Antennas, Trash Facilities, and Satellite Dishes (pages 42-43), specifically guidelines 1 through 7.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of a window air conditioning unit through the front window of a historic house. The house is situated on a very small lot, with the largest setback between the building and the lot line at approximately 5 feet, if that. All mechanical equipment, with the exception of window or wall a/c units, need to have a 5 foot setback.

Consistency with Guidelines

1. The guidelines are clear that a/c units, even window or wall, installed on the front façade of *any* building in the historic district is not appropriate.

It is staff's opinion that the proposed project fails to meet the guidelines due to the location of the window a/c unit. This is an unusual case, where the a/c unit cannot be located in a different fenestration, as there are no other fenestrations in this room, with the exception of the rear window, which is in the shower. Also, installing through the wall on the side of the house is not possible, as the room does not access exterior walls on the side. Installing on the rear façade would call for cutting a new hole in the wall above the existing toilet, which staff feels would have a much more permanent effect on the house, though it is an option. Installing a non-window a/c unit will lead to more issues, as the property does not have the five feet setback, and the owner would need to first obtain a variance before installing any mechanical equipment.

As this is an uncommon project to come before the HARC Commission, the Commissioners should be aware of the potential precedent set if a window a/c unit on the front façade of any building in the historic district is approved.

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

HARC PERMIT NUMBER 1561-1196		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:

2 HUNTS LANE		# OF UNITS
NAME ON DEED: MACHEIN HOLDINGS PHONE NUMBER: 86-417-6246 OWNER'S MAILING ADDRESS: 3804 ALHAMBRA CIR. CORAL GABLES FL 33134 EMAIL: reberto1@aol.com CONTRACTOR COMPANY NAME: Mc Chesney Contractors PHONE NUMBER: 305-304-6786 CONTRACTOR'S CONTACT PERSON: KEVIN Mc Chesney EMAIL: ARCHITECT / ENGINEER'S NAME: JUL 31 2015 PHONE NUMBER: ARCHITECT / ENGINEER'S ADDRESS: MAC EMAIL:		

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:

\$50-

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 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 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.,

dk window unit at front window as it is the only possible alternative
Photo **NO building permit needed per EC**
Allow placement of

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.

PART B:**SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITEACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHEDFENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPENPOOLS: ☐ 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 ☐ OTHERFLORIDA 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 TANKSA / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGESERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKSRESTROOMS: ☐ 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.govINDICATE 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:

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

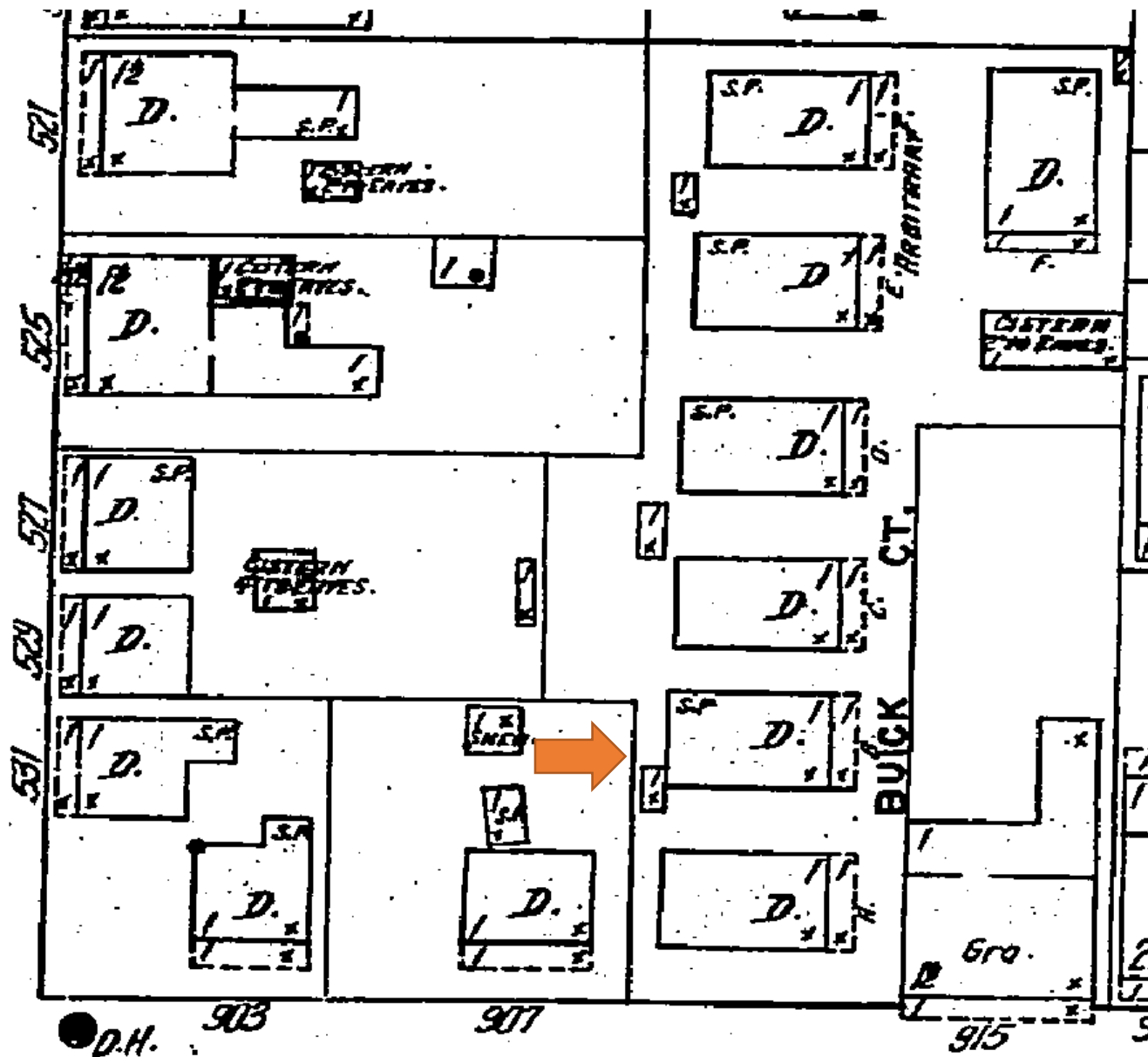
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND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

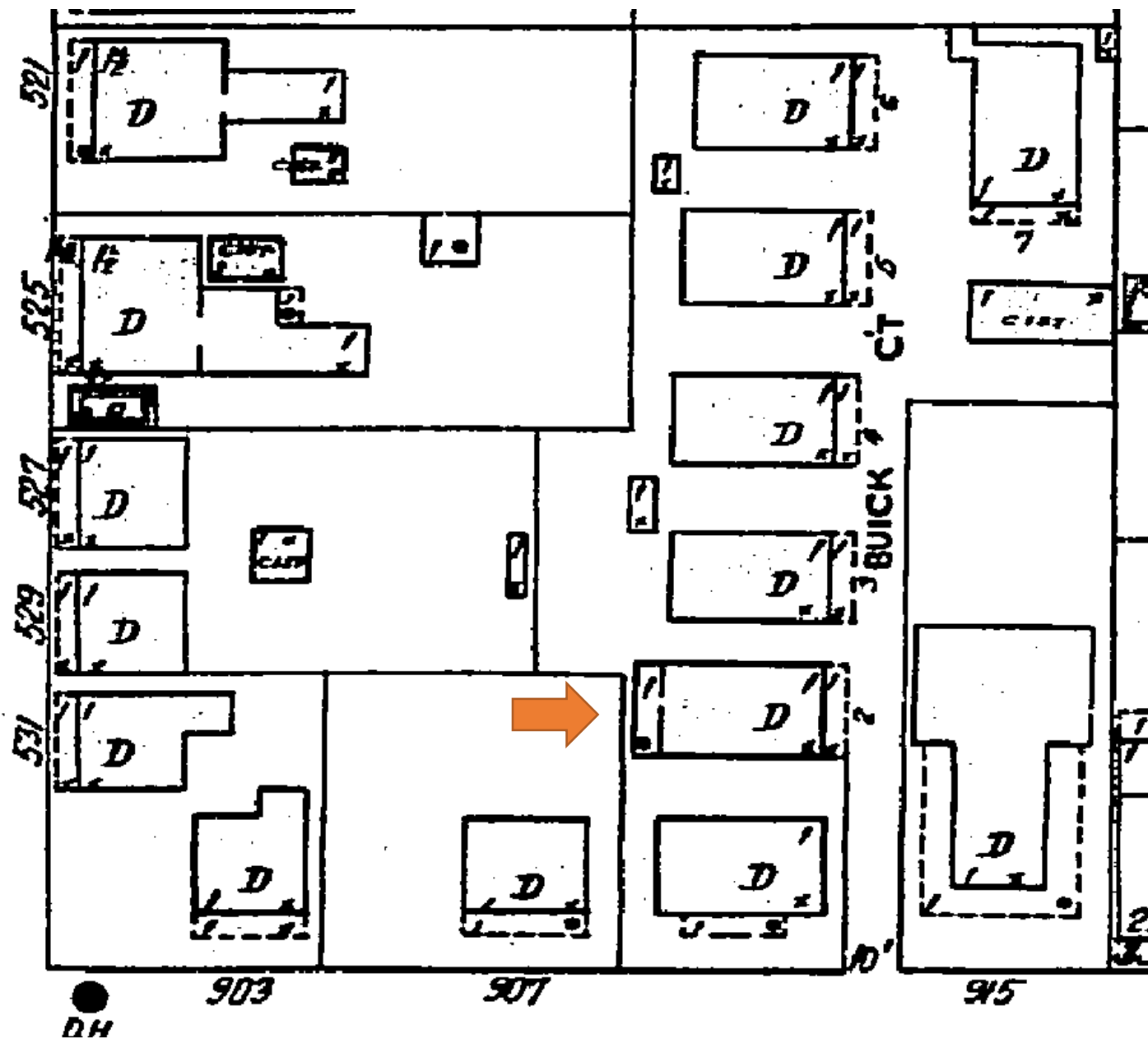
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

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:

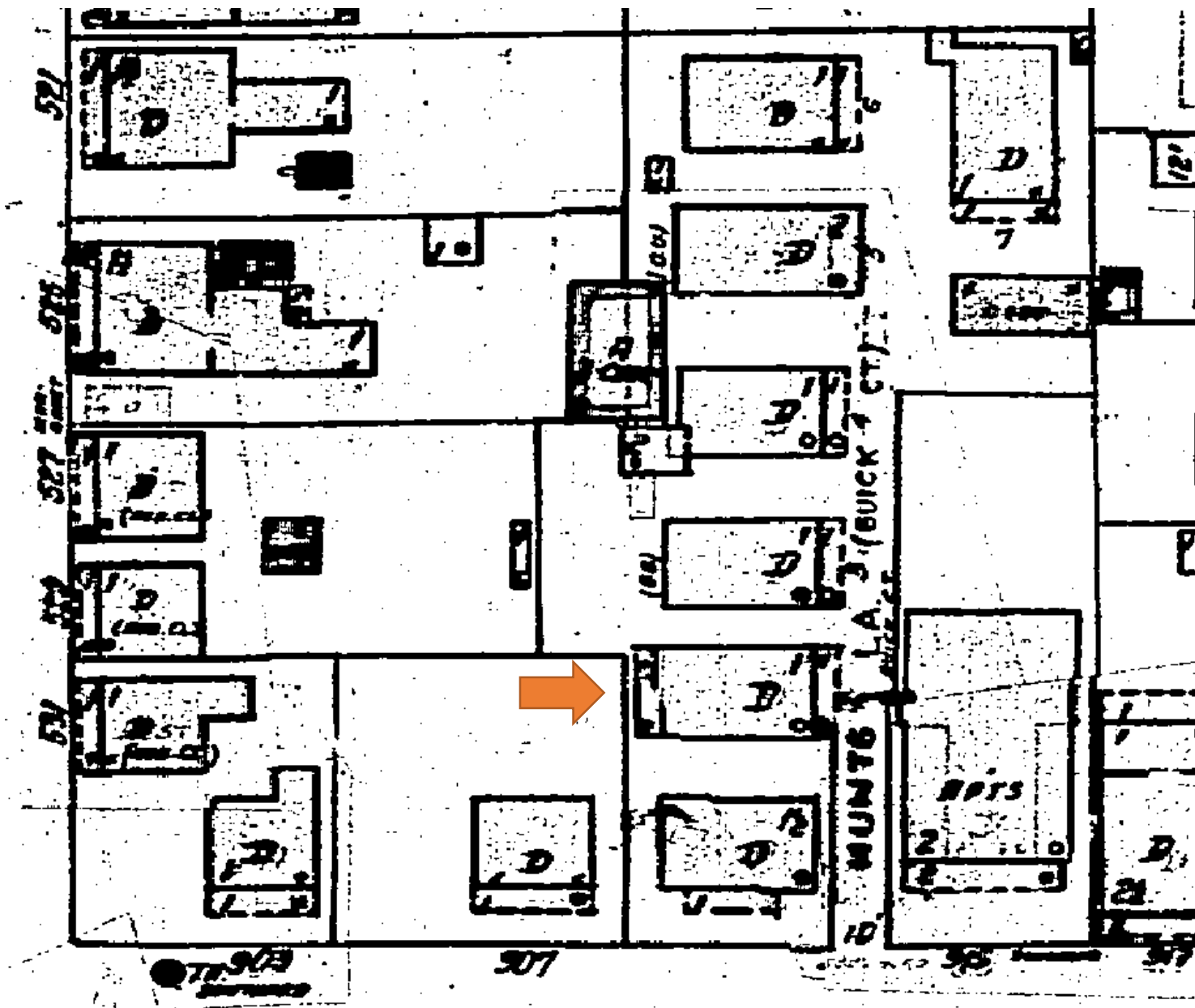
SANBORN MAPS



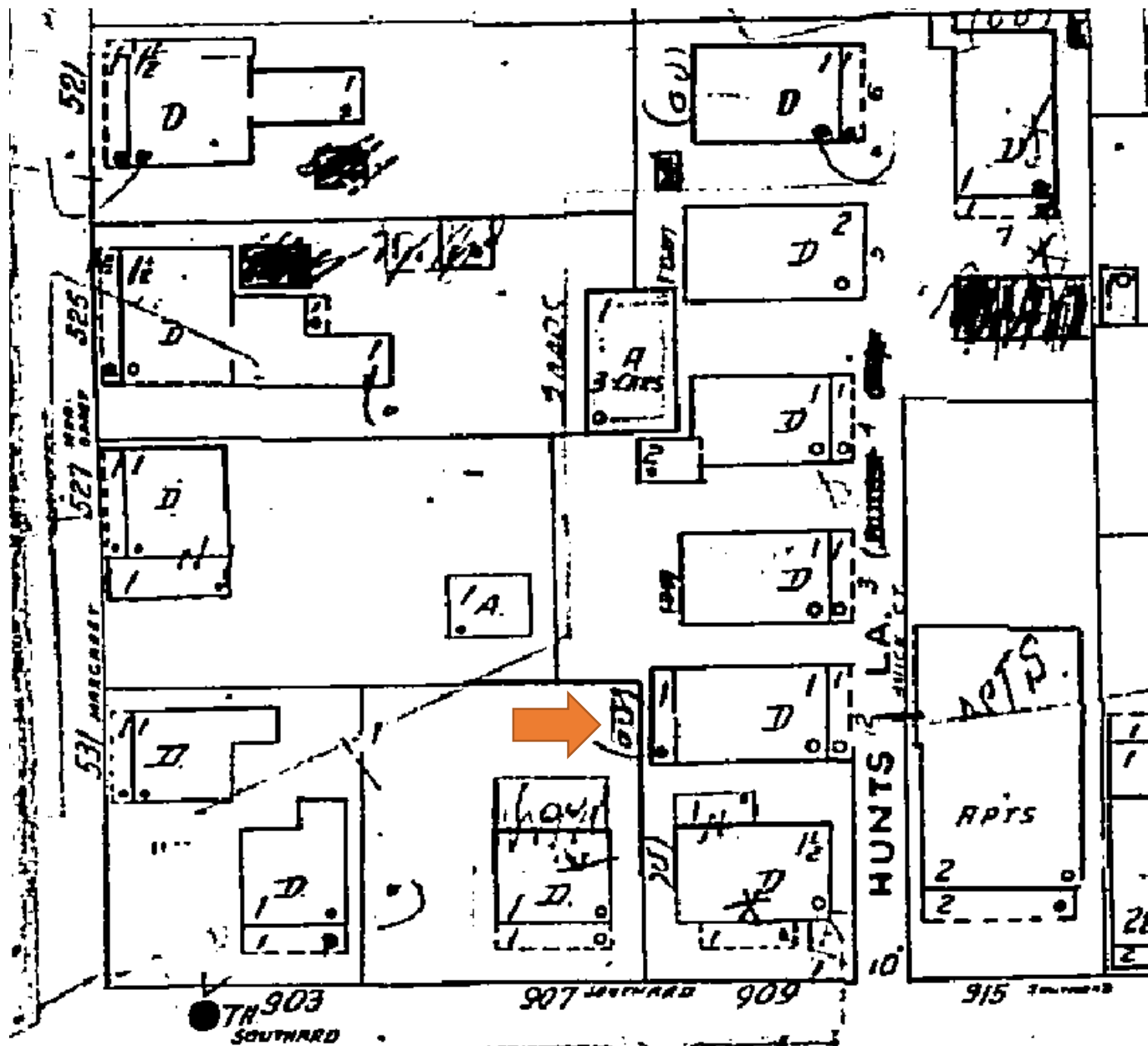
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



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







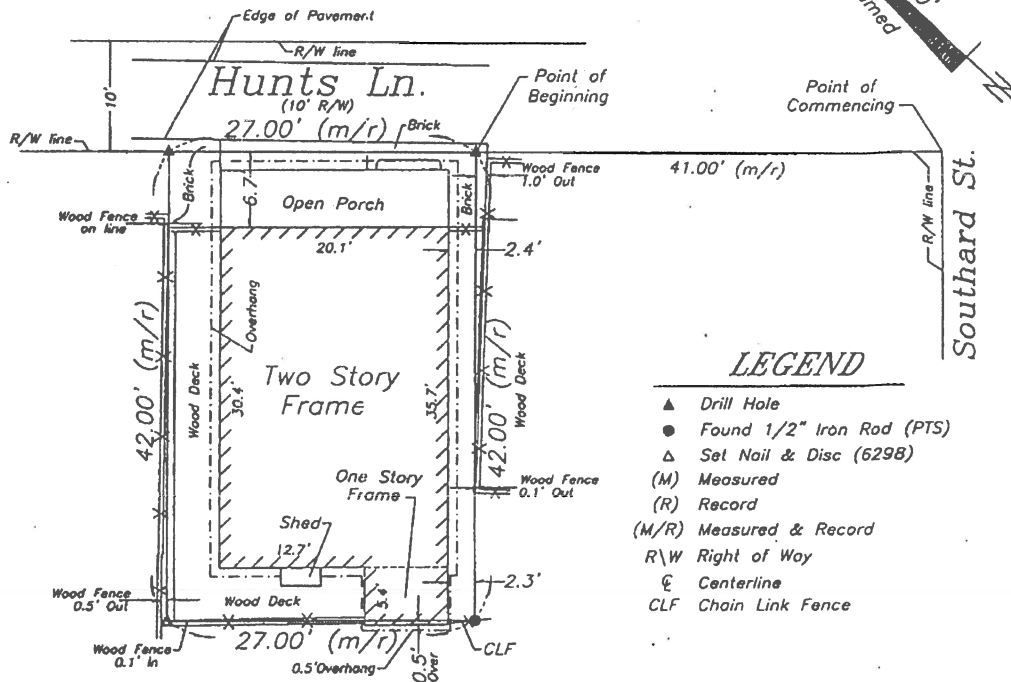






SURVEY

Boundary Survey Map of part of Lot4, Square 46, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2 Hunts Lane, 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. The ownership of fences is undeterminable unless otherwise noted.
9. Date of field work: March 14, 2012.

BOUNDARY SURVEY OF: On the Island of Key West, Mary P. Harris' diagram of said Lot Four (4) in Square Forty-six (46) recorded in Plat Book 1, Page 76 of Monroe County Records as Subdivision Two (2).

COMMENCING at a point on the alley leading out into Southard Street, Forty-one (41) feet from Southard Street and running along said alley in a NW'y direction Twenty-seven (27) feet; thence at right angles in a SW'y direction Forty-two (42) feet; thence at right angles in a SE'y direction Twenty-seven (27) feet; thence at right angles in a NE'y direction Forty-two (42) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Machetin Holdings, LLC;
First American Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

March 15, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

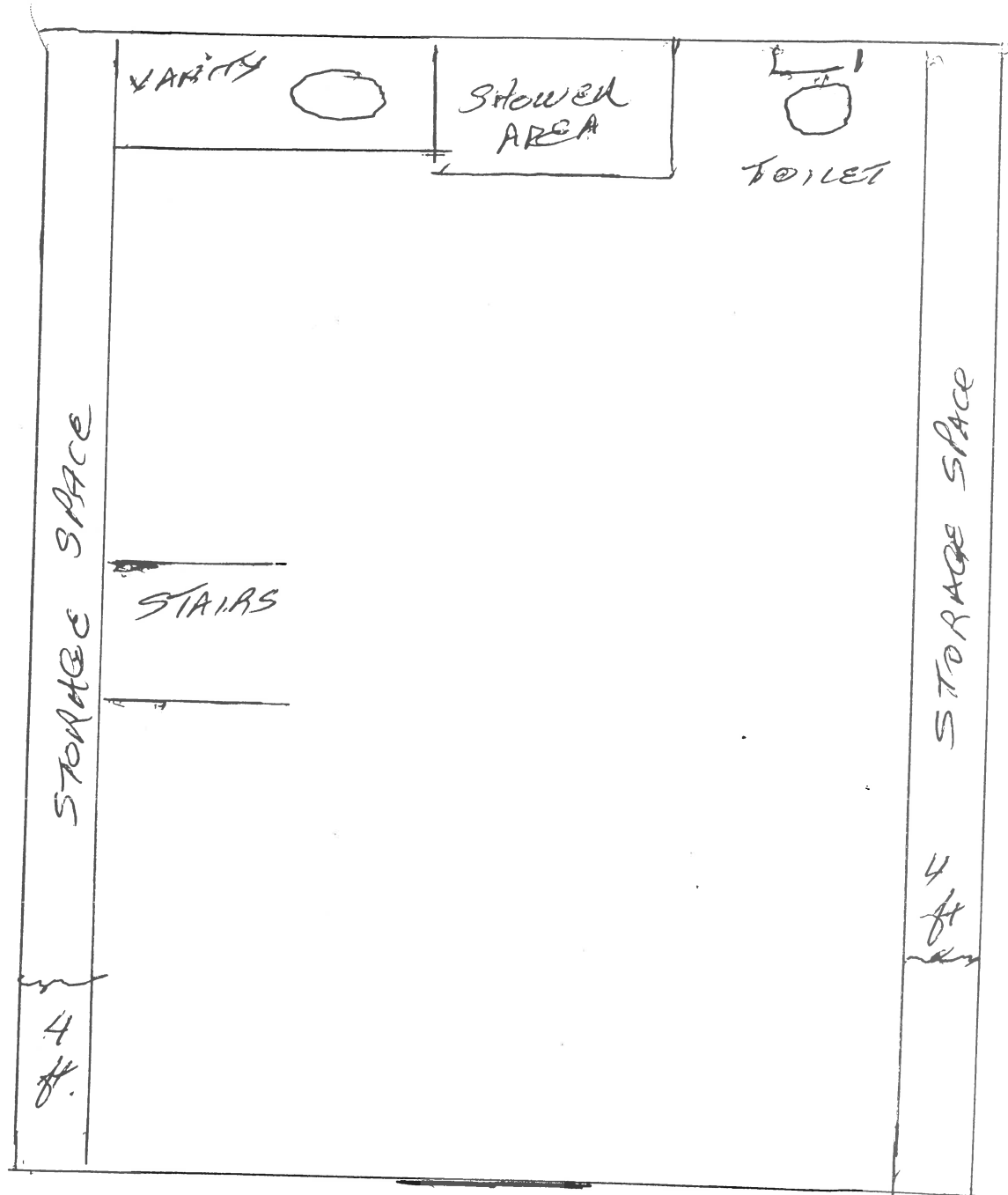
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

FLOOR PLAN
2nd FLOOR
2 HUNTS LANE



FRONT
WINDOW

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AIR CONDITIONING UNIT AT FRONT WINDOW.

FOR- #2 HUNTS LANE

Applicant – McChesney Contractors

Application #H15-01-1196

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.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Karin M. Chisney, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
#2 Harts Lane on the
18 day of August, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on _____, 20____.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Karin M. Chisney
Date: 8/18/15
Address: 26 E. MAPLE
City: Key West
State, Zip: FLA 33040

The forgoing instrument was acknowledged before me on this 18 day of August, 2015.

By (Print name of Affiant) _____ who is personally known to me or has produced _____ as identification and who did take an oath.

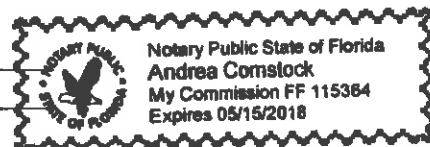
NOTARY PUBLIC

Sign Name: Andrea Comstock

Print Name: Andrea Comstock

Notary Public - State of Florida (seal)

My Commission Expires: 5-15-18



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: 1008303 Parcel ID: 00008040-000000

Ownership Details

Mailing Address:

MACHETIN HOLDINGS LLC
3804 ALHAMBRA CIR
CORAL GABLES, FL 33134-6220

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 06-68-25

Property Location: 2 HUNTS LN KEY WEST

Legal Description: KW MARY P HARRIS DIAGRAM PB 1-76 SUB 2 PT LT 4 SQR 46 A5-413 OR889-2096 OR903-974L/E OR1104-1866
OR1378-736/37 OR1502-379R/S OR1541-1562 OR1622-2239/41R/S OR1753-1677/79 OR2560-1896/97

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	27	42	1,134.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0

Total Living Area: 630

Year Built: 1928

Building 1 Details

Building Type R1

Effective Age 11

Year Built 1928

Condition A

Perimeter 102

Special Arch H

Quality Grade 500

Depreciation % 10

Grnd Floor Area 630

Functional Obs 0

Economic Obs 0

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 1

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	630
2	<u>OPX</u>		1	1927	N N	0.00	0.00	105
4	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	35
5	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1927	N N	0.00	0.00	630
6	<u>PTO</u>		1	1995	N N	0.00	0.00	226

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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0	WD2:WOOD DECK	226 SF	0	0	1995	1996	2	40
1	CL2:CH LINK FENCE	276 SF	0	0	1964	1965	1	30
2	FN2:FENCES	31 SF	0	0	1995	1996	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-1916	05/25/2012	08/06/2012	400		ELECTRICAL INSTALLATION PER DRAWINGS
12-1764	05/17/2012	08/06/2012	22,000		FLOORING REPAIR ON 2ND FLOOR, NEW SHOWER FRAMING, CHANGE WALL HEIGHT
12-1946	05/31/2012	08/06/2012	3,185		PROVIDE AND INSTALL ONE TOILET, ONE LAV SINK, ONE SHOWER OWNER TO PROVIDE FIXTURE
B954255	12/01/1995	01/01/1998	9,000		RENOVATIONS
E954256	12/01/1995	01/01/1998	250		ELECTRIC
9500042	12/01/1995	01/01/1998	1		PLUMBING
9602908	07/01/1996	01/01/1998	1,600		RENOVATIONS
1 96-4260	10/01/1996	01/01/1998	2,000	Residential	ROOFING
1 9802725	09/01/1998	11/09/1998	400	Residential	WINDOW AC
03-1728	05/16/2003	12/08/2003	800		REPLACE SEWER LATERAL

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	157,820	1,852	306,269	465,941	426,618	0	465,941
2013	170,752	240	216,843	387,835	387,835	0	387,835
2012	96,085	244	192,921	289,250	289,250	0	289,250
2011	107,318	247	171,379	278,944	278,944	0	278,944
2010	108,611	251	182,100	290,962	290,962	0	290,962
2009	122,194	255	215,822	338,271	338,271	0	338,271
2008	113,501	258	221,130	334,889	334,889	0	334,889
2007	176,187	240	200,435	376,862	376,862	0	376,862
2006	350,689	245	107,730	458,664	458,664	0	458,664
2005	278,324	248	97,524	376,096	376,096	0	376,096
2004	237,274	252	85,050	322,576	322,576	0	322,576
2003	202,575	3,299	41,958	247,832	247,832	0	247,832
2002	226,382	3,375	39,690	269,447	269,447	0	269,447
2001	179,352	3,488	39,690	222,530	222,530	0	222,530
2000	171,879	2,657	22,964	197,500	191,745	25,000	166,745
1999	161,134	2,606	22,964	186,704	186,704	25,000	161,704
1998	87,329	263	22,964	110,556	110,556	0	110,556

1997	76,798	245	20,696	97,738	97,738	0	97,738
1996	39,671	142	20,696	60,509	60,509	0	60,509
1995	38,202	0	20,696	58,898	54,452	25,500	28,952
1994	32,325	0	20,696	53,021	53,021	25,500	27,521
1993	32,405	0	20,696	53,101	53,101	25,500	27,601
1992	32,405	0	20,696	53,101	53,101	25,500	27,601
1991	32,405	0	20,696	53,101	53,101	25,500	27,601
1990	20,291	0	17,294	37,585	37,585	25,500	12,085
1989	18,446	0	17,010	35,456	35,456	25,500	9,956
1988	15,058	0	17,010	32,068	32,068	25,500	6,568
1987	14,906	0	9,040	23,946	23,946	23,946	0
1986	14,972	0	8,736	23,708	23,708	23,708	0
1985	14,610	0	4,615	19,225	19,225	19,225	0
1984	13,872	0	4,615	18,487	18,487	18,487	0
1983	13,886	0	4,615	18,501	18,501	18,501	0
1982	14,089	0	3,912	18,001	18,001	18,001	0

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
3/15/2012	2560 / 1896	470,000	<u>WD</u>	<u>02</u>
3/25/2010	2458 / 2318	100	<u>QC</u>	<u>98</u>
1/9/2002	1753 / 1677	289,000	<u>WD</u>	<u>Q</u>
2/29/2000	1622 / 2239	259,000	<u>WD</u>	<u>Q</u>
3/1/1998	1502 / 0379	215,000	<u>WD</u>	<u>Q</u>
11/1/1995	1378 / 0736	60,000	<u>WD</u>	<u>U</u>

This page has been visited 210,516 times.

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