

Staff Report

3 New elevated office building and renovation of existing concrete structure
-#202 William Street - Bender and Associates (H12-01-258)

This staff report is for the review of a Certificate of Appropriateness for a request for renovations of a concrete structure and the construction of a detached addition on its back. Around five years ago a frame structure that was over the existing building was severely damaged due to a fire. The new structure will be facing Lazy way. On March 14, 2012 the Commission review the project and requested more drawings showing surrounding context. The applicant had submitted such drawings and made some revisions to the plans. The changes include protection for doors and windows with the introduction of concrete cantilevered roofs over proposed fenestrations. The new plans also include the removal of all access to the roof of the existing building and all original proposed railings. The proposed new air conditioning equipment will be located between the two structures and will be raised to meet FEMA requirements.

According to the Property Appraiser's records the existing concrete frame building was built in 1955. The Sanborn map of 1962 depicts a one story structure, used as a fish house, in the same location where the schooner wharf building stands today. The building is not listed in the surveys.

The new design proposes a two story concrete building. Since the new structure is located on a FEMA V flood zone the first floor of the building can not be used for habitable space; it will be used for storage. The exterior walls of the new building will have plaster finish painted white. Its roof will be flat and a parapet will extend over it. The first floor will have corrugated metal panel systems to conceal the ground floor storage space. These metal panel systems need to be breakable in order to comply with FEMA requirements of enclosures in V flooding zones. The south east corner of the building will be open and a sales desk is proposed on that space for tickets sales for the Western Union Schooner. New windows will be impact resistant.

The plans also propose renovations to the existing concrete building. New wood barn door type will be installed on the existing fenestrations.

Guidelines to be reviewed for this request;

Additions; alterations and new construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*

- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*
- (8) *New additions should be designed and constructed to be clearly differentiated from the historical so that character defining features are not changed, obscured, damaged or destroyed.*

The proposed new addition will create a new urban façade much needed in that important corner block. The proposed mass and scale of the building is in keeping with the existing building and its surrounding non historic structures. The surrounding urban context consists of utilitarian CBS structures with minimal architectural details. The new building will conceal a back portion of a building and its site that for decades has been an urban eyesore in such a significant waterfront corridor site. The new structure will not be perceived as historic because of its architectural design. The new building rather than be pretentious is a simple volume that will not oversize any existing surrounding structure and will not contend the waterfront context in which will be built. The proposed building will define with its two main facades an empty urban corner. The proposed building will have no adverse effect on any historic building or surrounding waterfront context.

Application

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01000250

OWNER'S NAME: CITY OF KEY WEST DATE: 2.10.12

OWNER'S ADDRESS: KEY WEST BIGHT (MARKET WILBARGER) PHONE #: (305) 909-3794

APPLICANT'S NAME: BEUDER & ASSOCIATES PHONE #: (305) 296-1347

APPLICANT'S ADDRESS: 410 ANGELA ST.

ADDRESS OF CONSTRUCTION: 202 WILLIAM ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW ELEVATED OFFICE BUILDING & RENOVATION OF EXISTING CONCRETE STRUCTURE.

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Required Submittals

| |
|--|
| TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions) |
| TREE REMOVAL PERMIT (if applicable) |
| PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions) |
| PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions) |
| ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES |

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

Date: 2.10.12

Applicant's Signature: [Signature]
3.2.12
City of Key West



HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred

3/14/12 postponed

Reason for Deferral or Denial:

3/14/12 - postponed for further information + to incorporate
feedback from commission members

HARC Comments:

Not listed.

Guidelines for additions, alterations & new
construction (pages 36-38a).

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

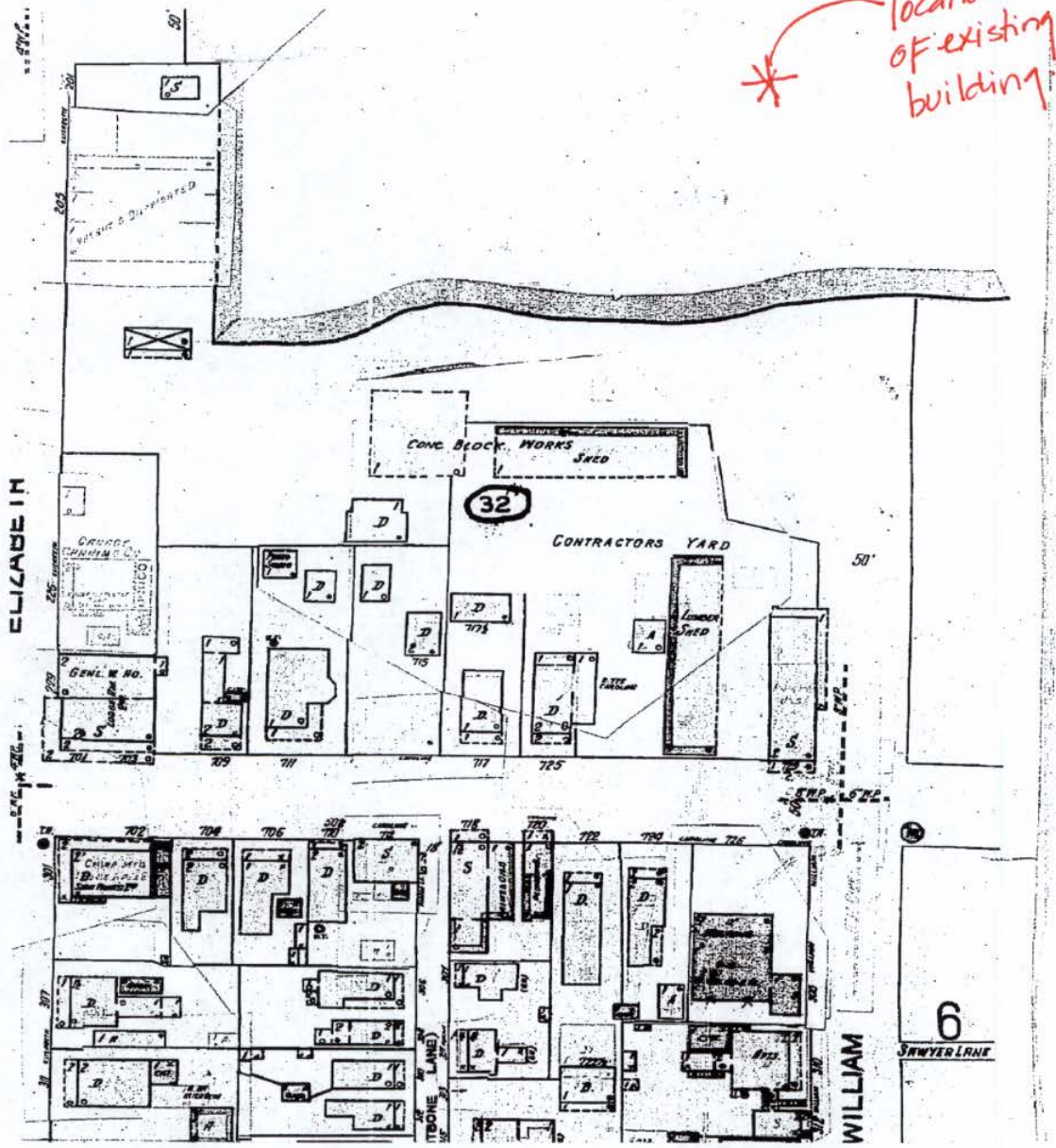
Date: 3/14/12

Signature: *Rudy [Signature]*

Historic Architectural
Review Commission



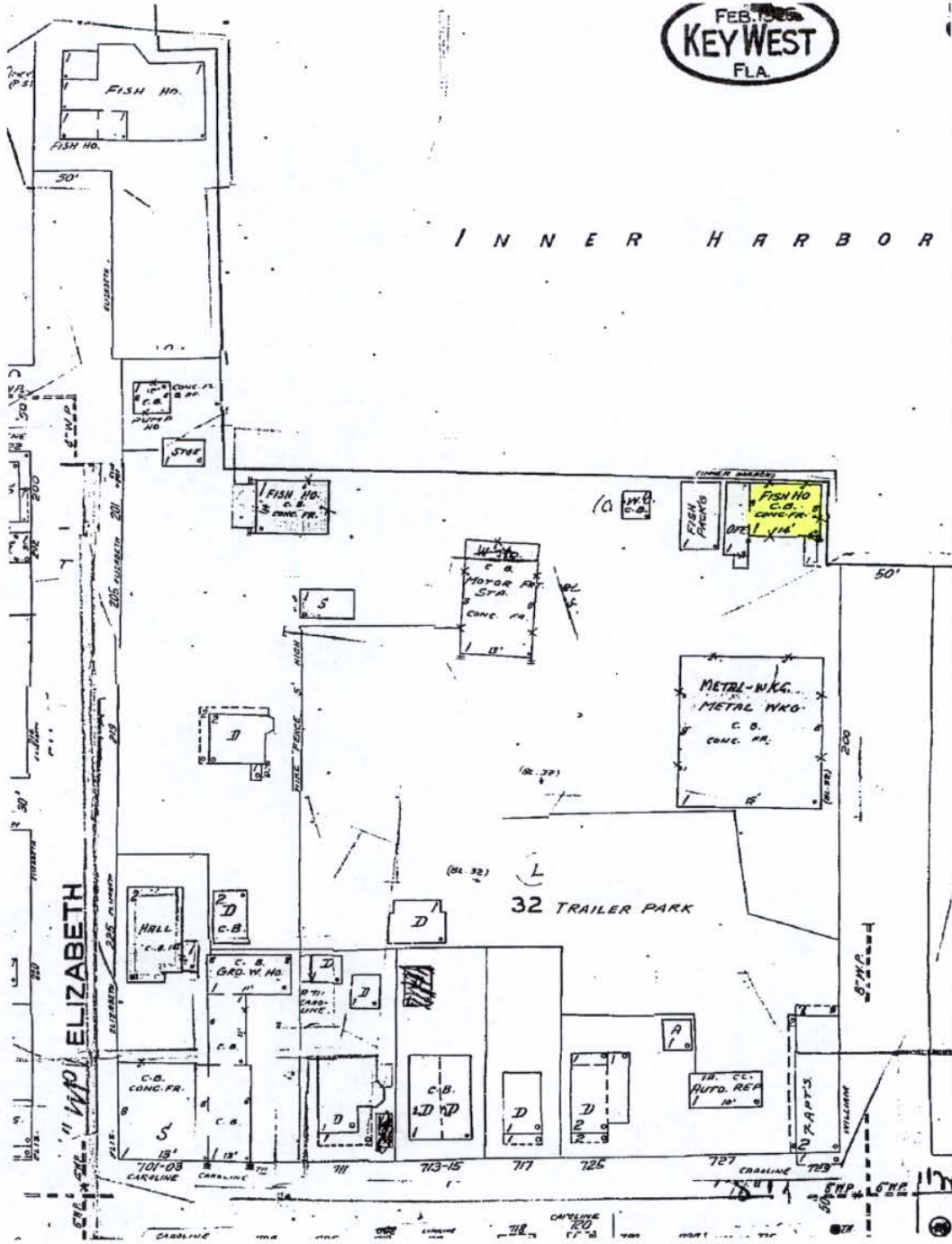
Sanborn Maps



#202 William Street Sanborn map 1948 copy

FEB. 1962
KEY WEST
FLA.

I N N E R H A R B O R

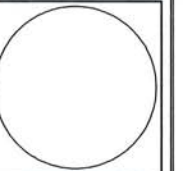


#202 William Street Sanborn map 1962 copy

Project Photos



SCHOONER WHARF BAR
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

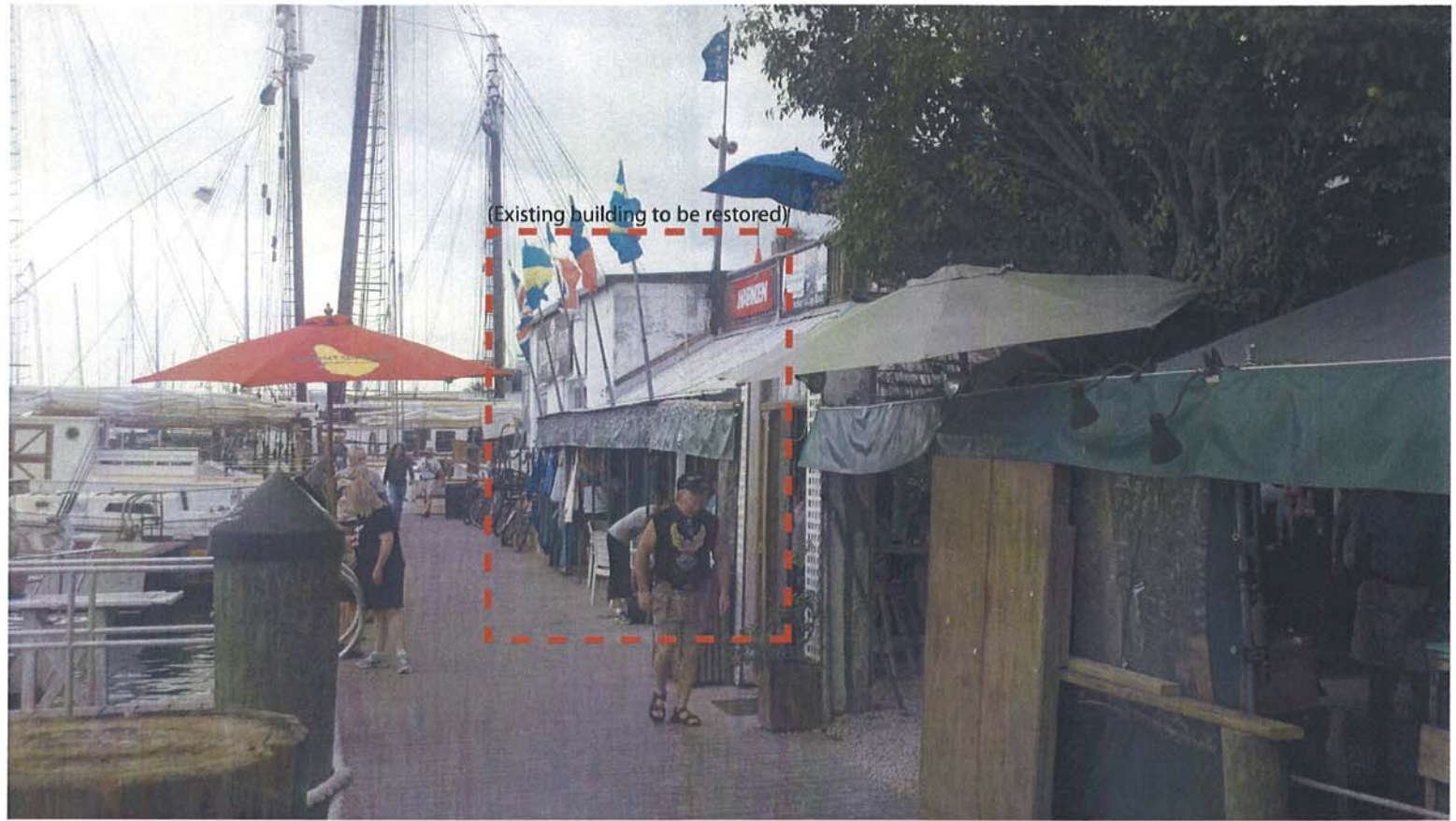
Bender & Associates
ARCHITECTS
p.a.

Project No. 109



Date: 01/18/02





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Project No. 109

Date: 01/26/12

(Building to the East of the project site)



(Building to the West of the project site)



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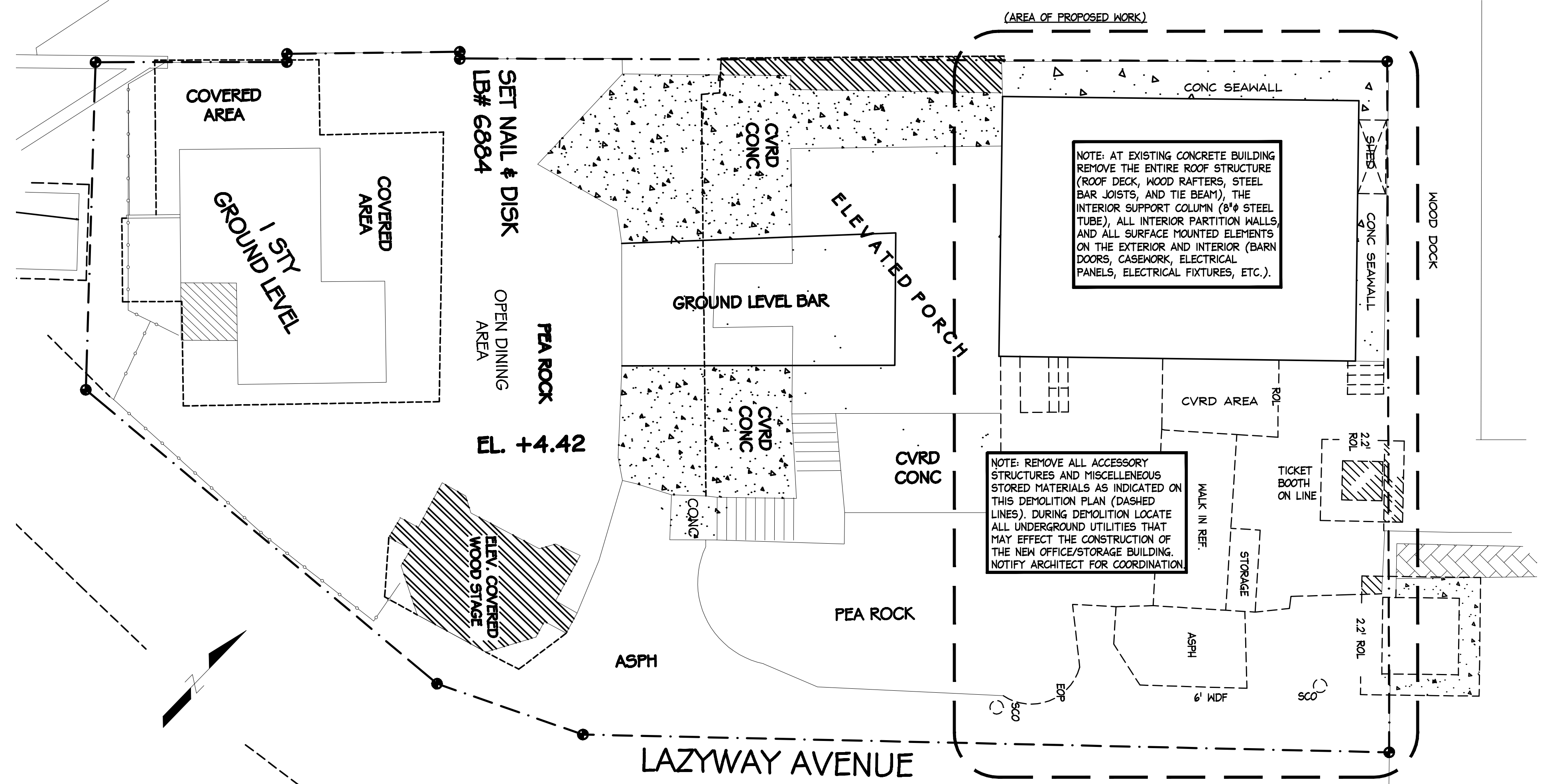
Bender & Associates
ARCHITECTS
p.a.

Project No. 1094

Date: 01/08/02

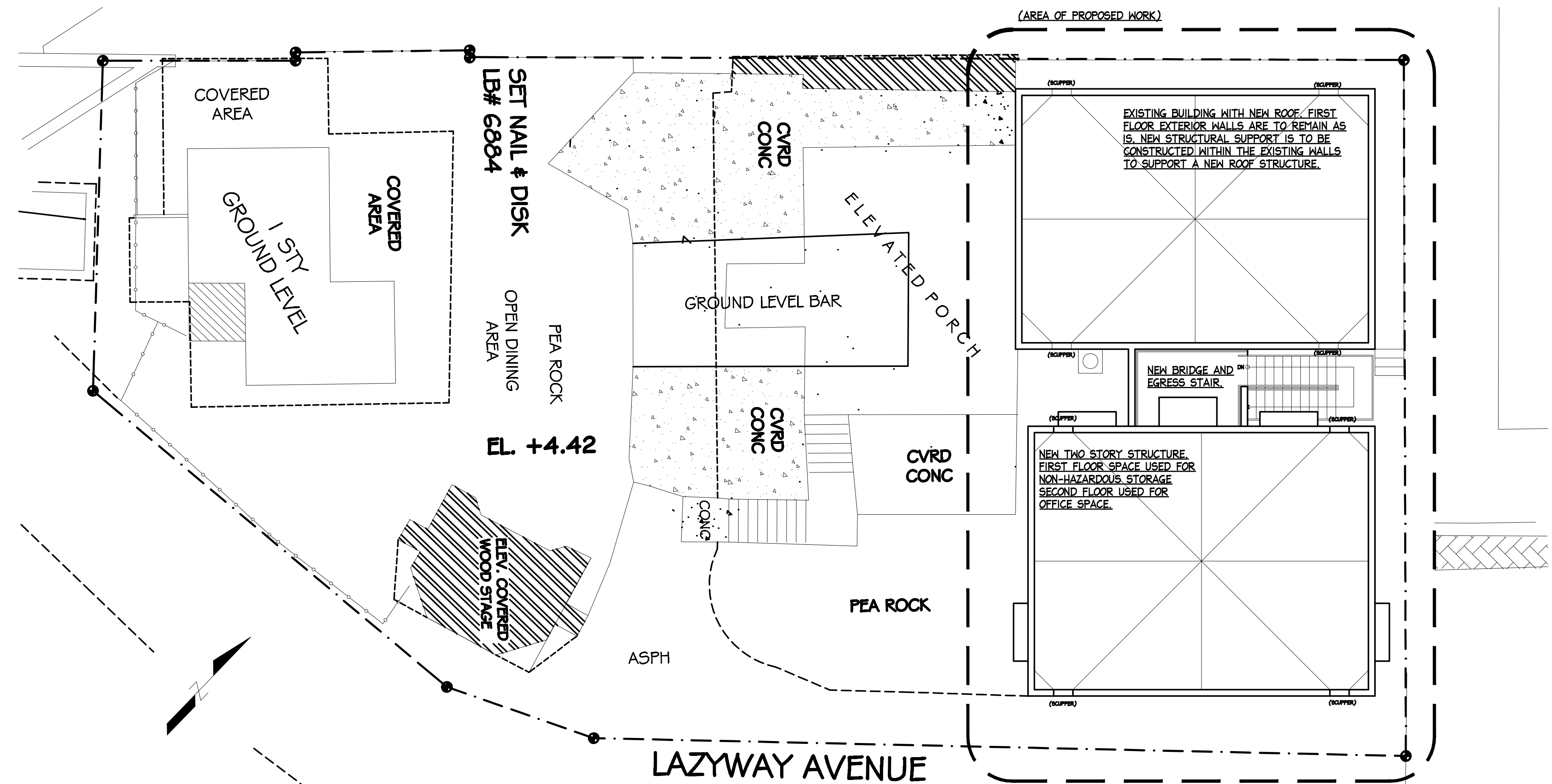
Survey

Revised Plans



2 PROPOSED DEMOLITION PLAN
A1

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



1 PROPOSED SITE PLAN
A1

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



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KEY WEST, FLORIDA

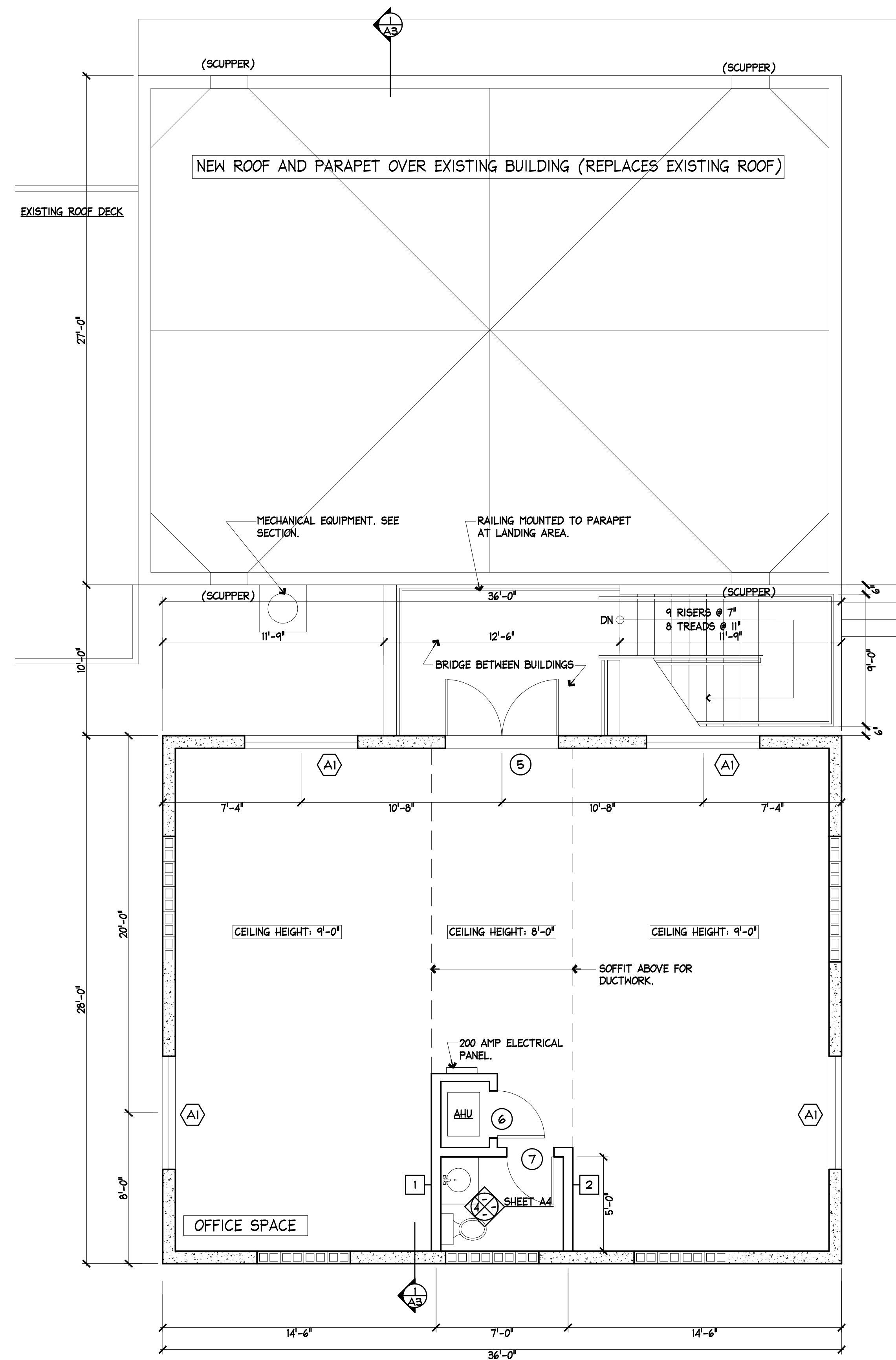
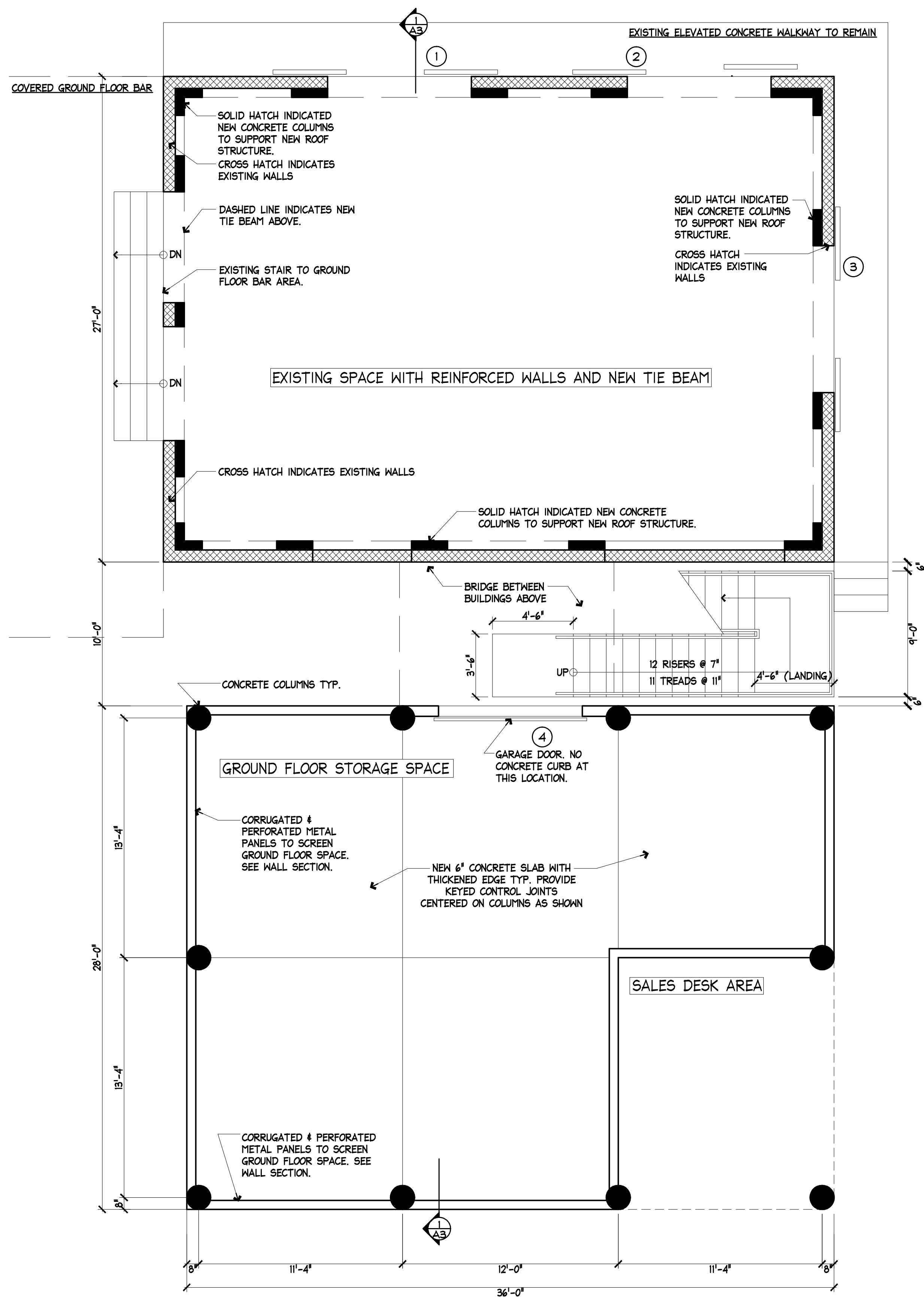
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p.a.

Project No: 109

Date: 03/26/12

A1



2
A2 PROPOSED GROUND FLOOR PLAN

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

1
A2 PROPOSED SECOND FLOOR PLAN

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

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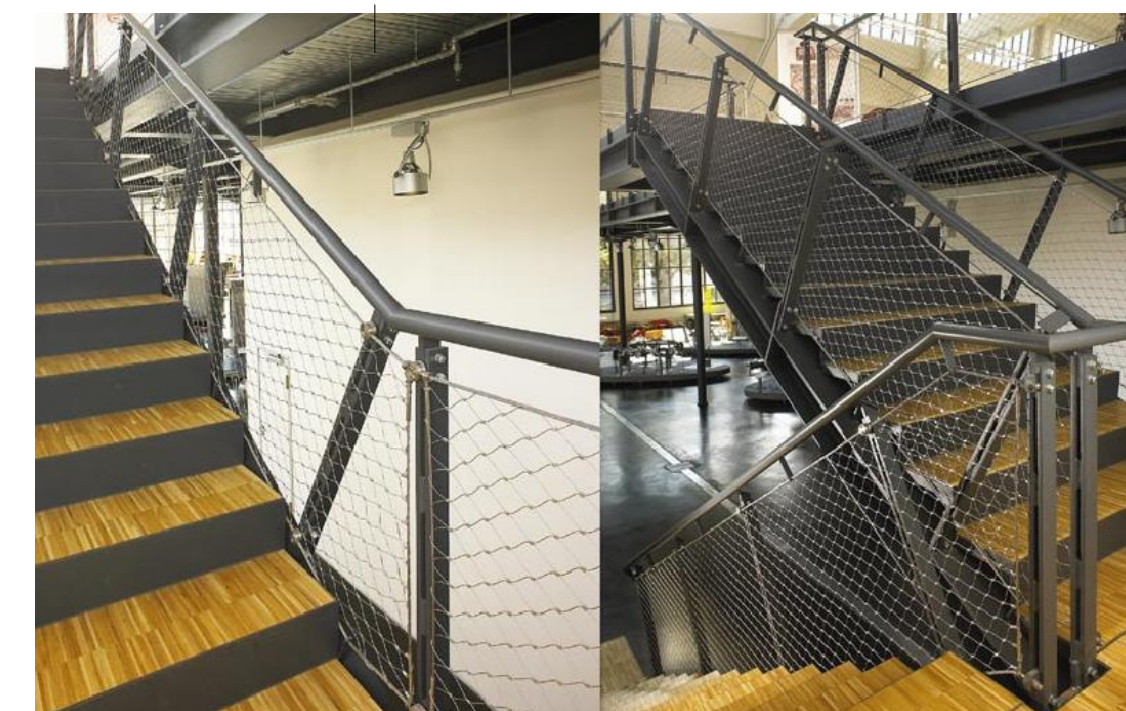
Bender & Associates
ARCHITECTS p.a.

Project No: 1109
Date: 03/26/12

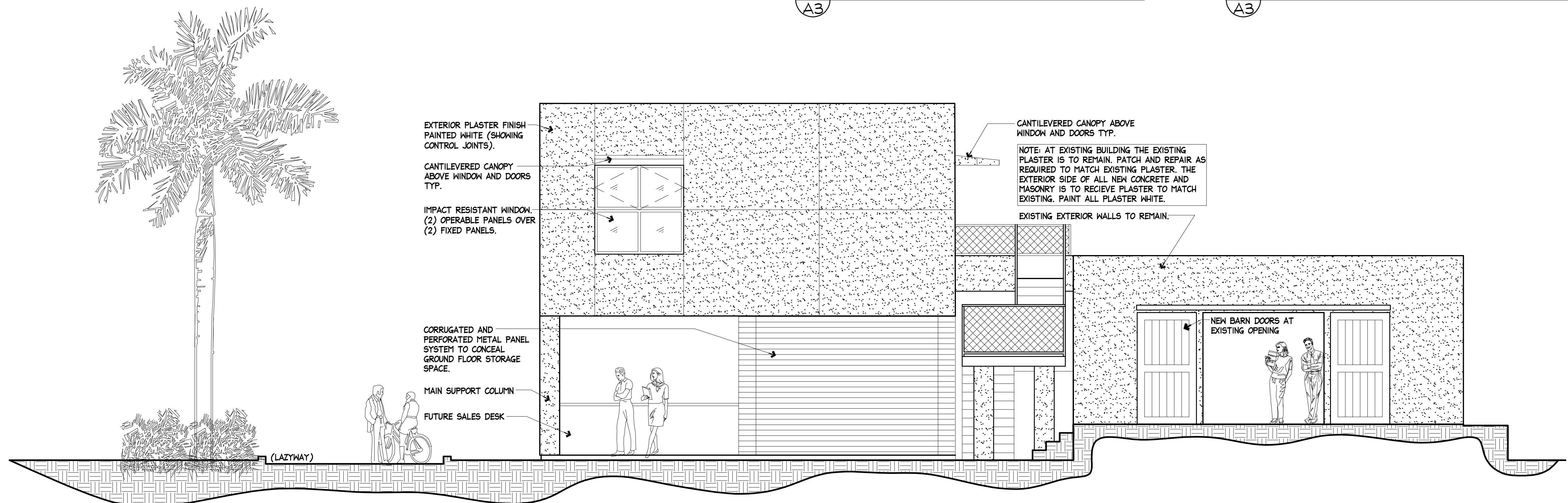
A2



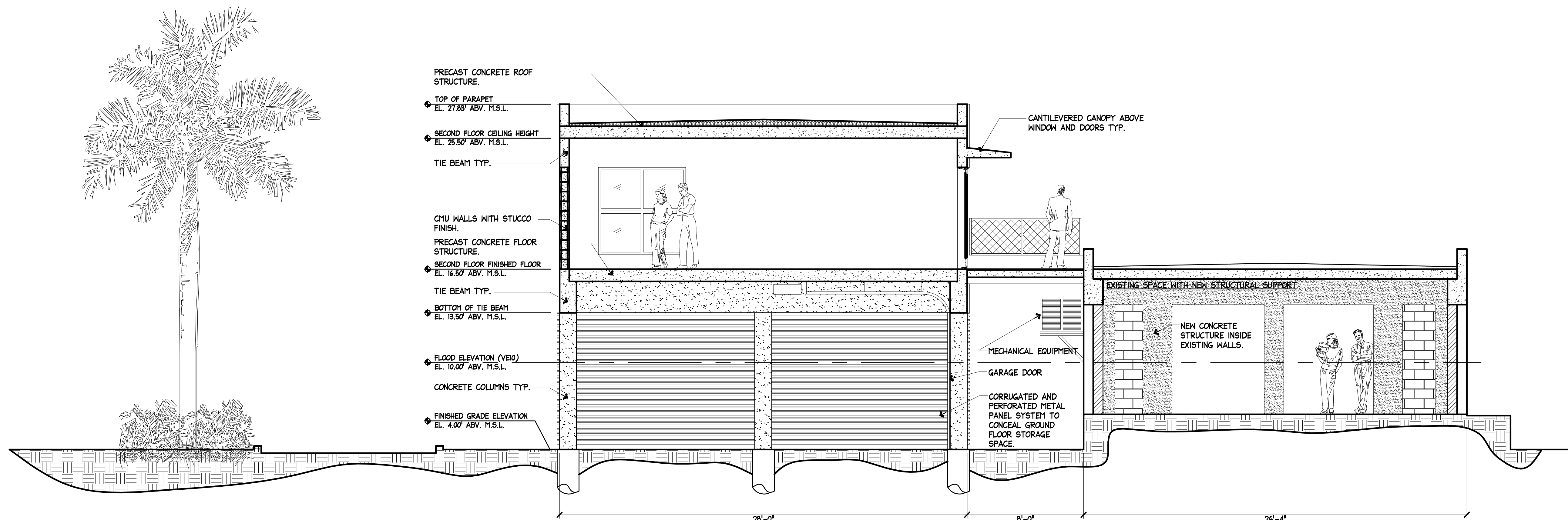
4 EXAMPLE OF METAL PANEL AT STORAGE AREA SCALE: NTS



3 EXAMPLE OF RAILING MATERIAL SCALE: NTS



2 PROPOSED EAST ELEVATION SCALE: 1/4"=1'-0"



1 PROPOSED LONGITUDINAL SECTION SCALE: 1/4"=1'-0"

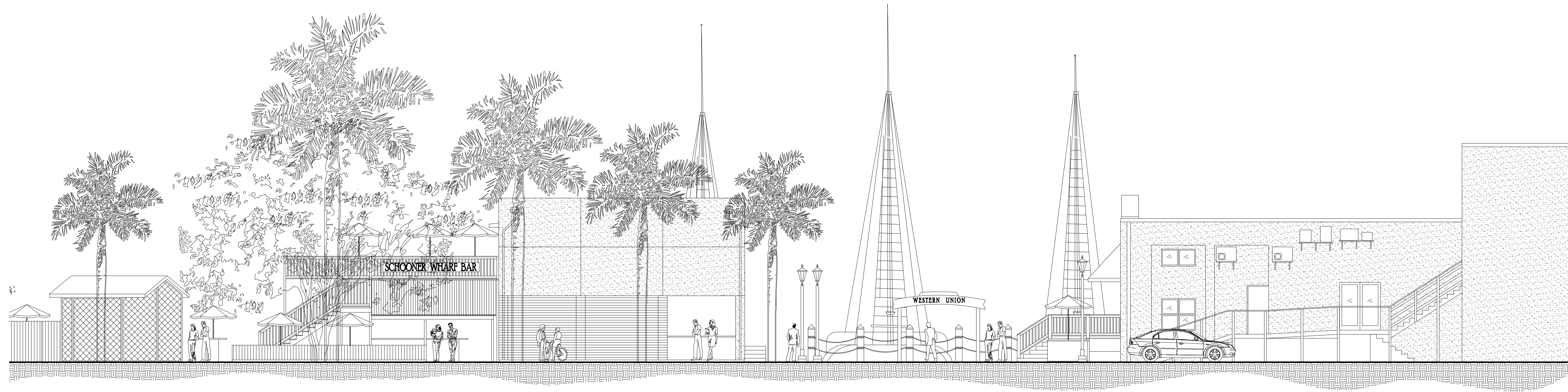
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p.a.

Project N° 1109
Date: 03/26/12

A3



2 PROPOSED SOUTH ELEVATION (LOOKING FROM WILLIAM STREET)
A4

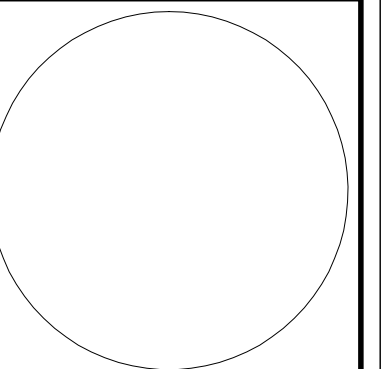
SCALE: 1/8"=1'-0"



1 PHOTOGRAPH OF SITE (FROM WILLIAM STREET)
A4

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

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Project No: 1109

Date: 03/26/12

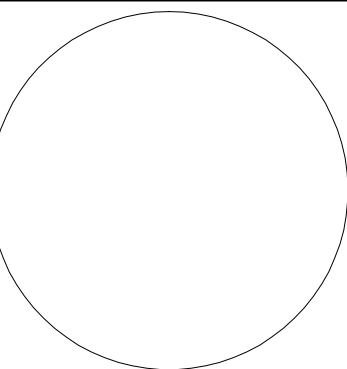
A4



2 PROPOSED WEST ELEVATION (LOOKING FROM LAZYWAY)
A5

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

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KEY WEST, FLORIDA



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p.a.

Project N° : 109

Date: 03/26/12

A5



1 PHOTOGRAPH OF SITE (LOOKING FROM LAZYWAY)
A5

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



2 PROPOSED WEST ELEVATION (LOOKING FROM DOCK AREA)

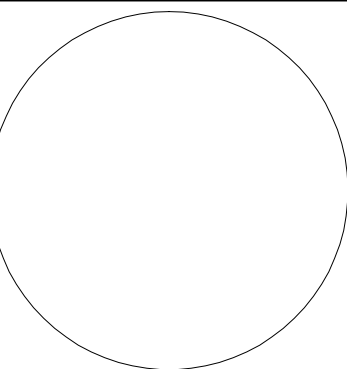
SCALE: 1/8"=1'-0"



1 PROPOSED NORTH ELEVATION (LOOKING FROM DOCK AREA)

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

SCHOONER WHARF BAR
KEY WEST, FLORIDA



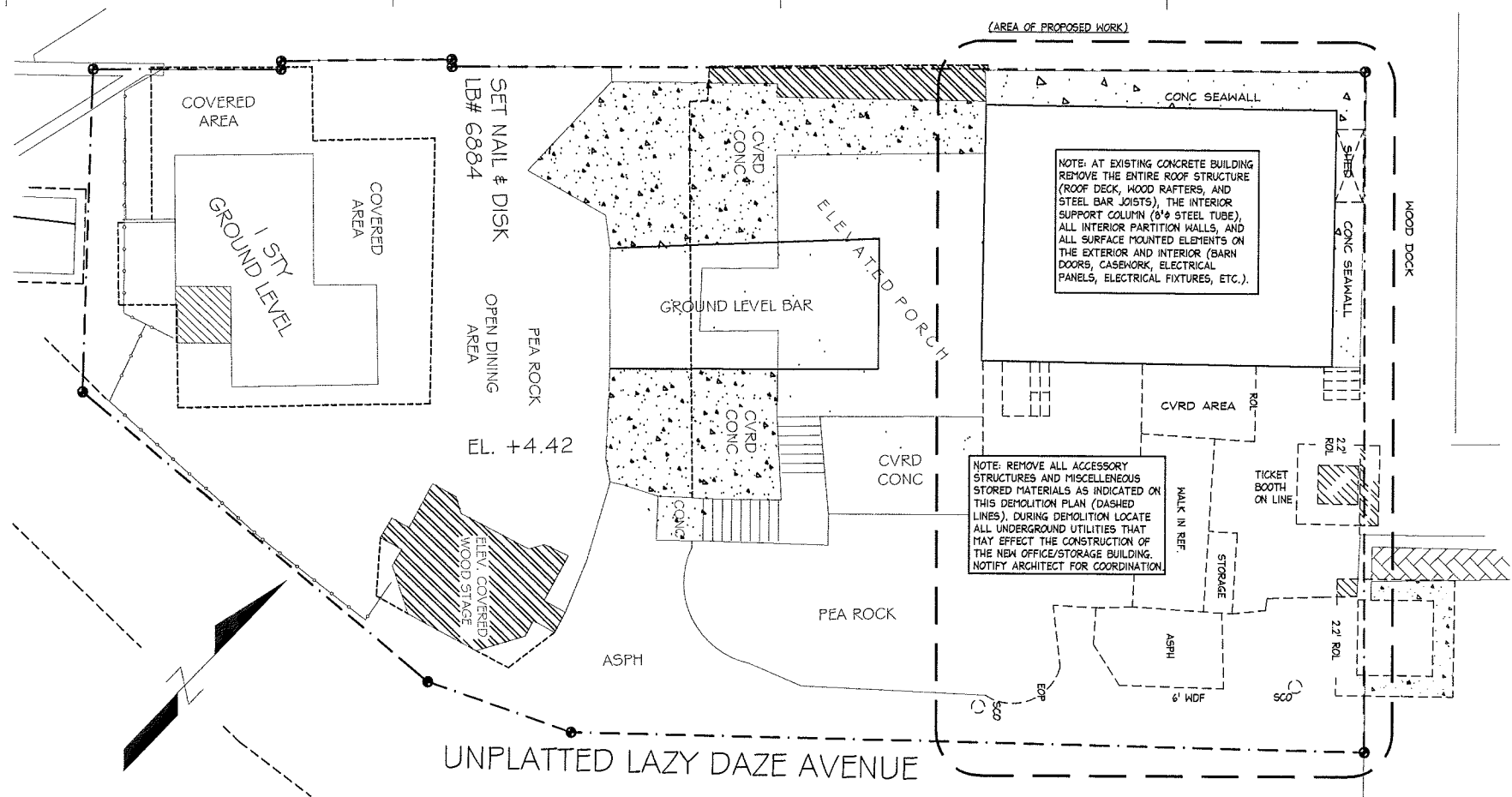
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Project No: 109
Date: 03/26/12

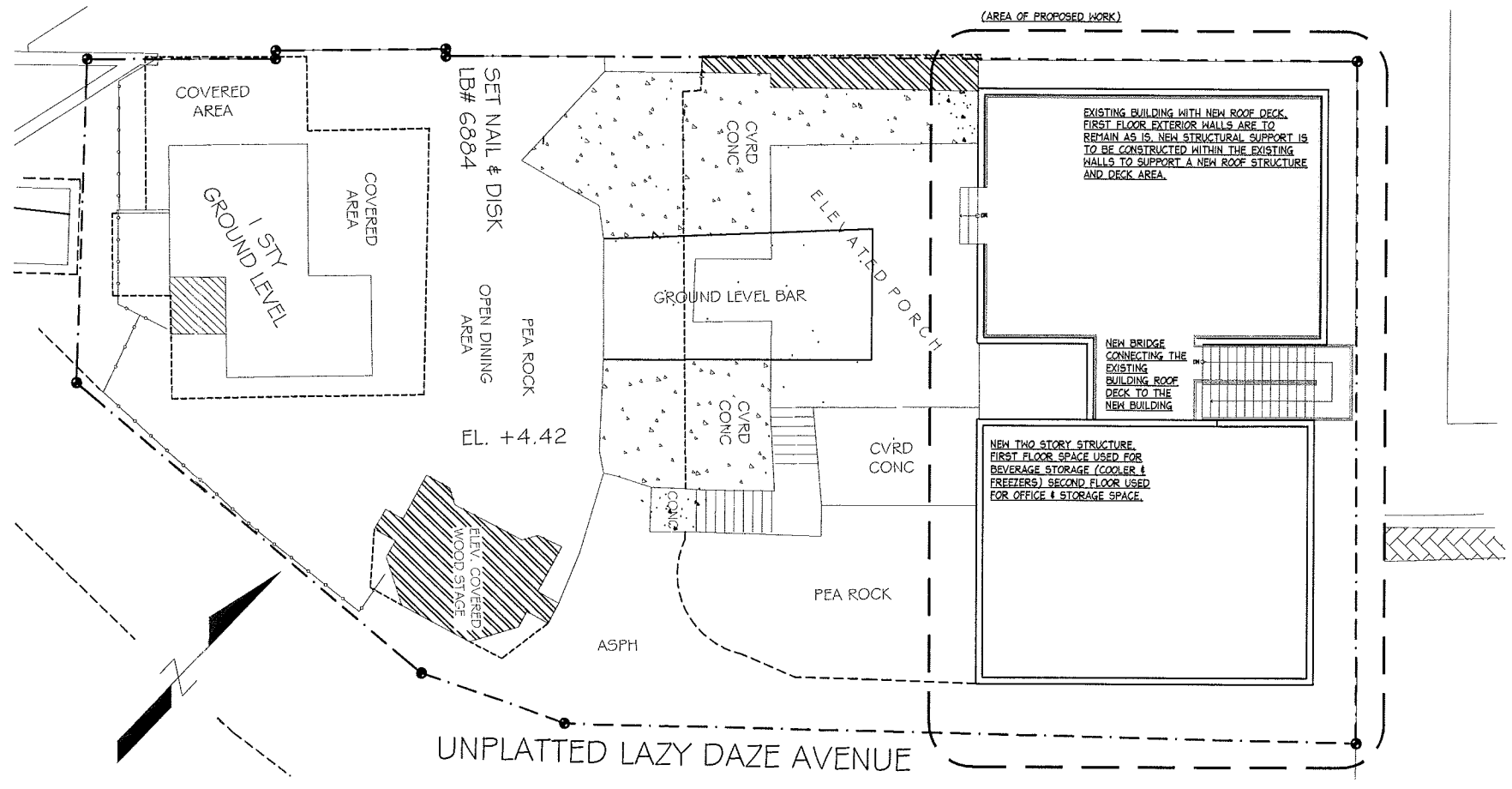
A6

Postponed Plans
March 11, 2012



1 DEMOLITION PLAN
AI

SCALE: 1/16"=1'-0"
PROJECT NORTH



2 PROPOSED SITE PLAN
AI

SCALE: 1/16"=1'-0"
PROJECT NORTH

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P.A.

Project No: 129
Date: 01/01/12

A1
1 OF 7

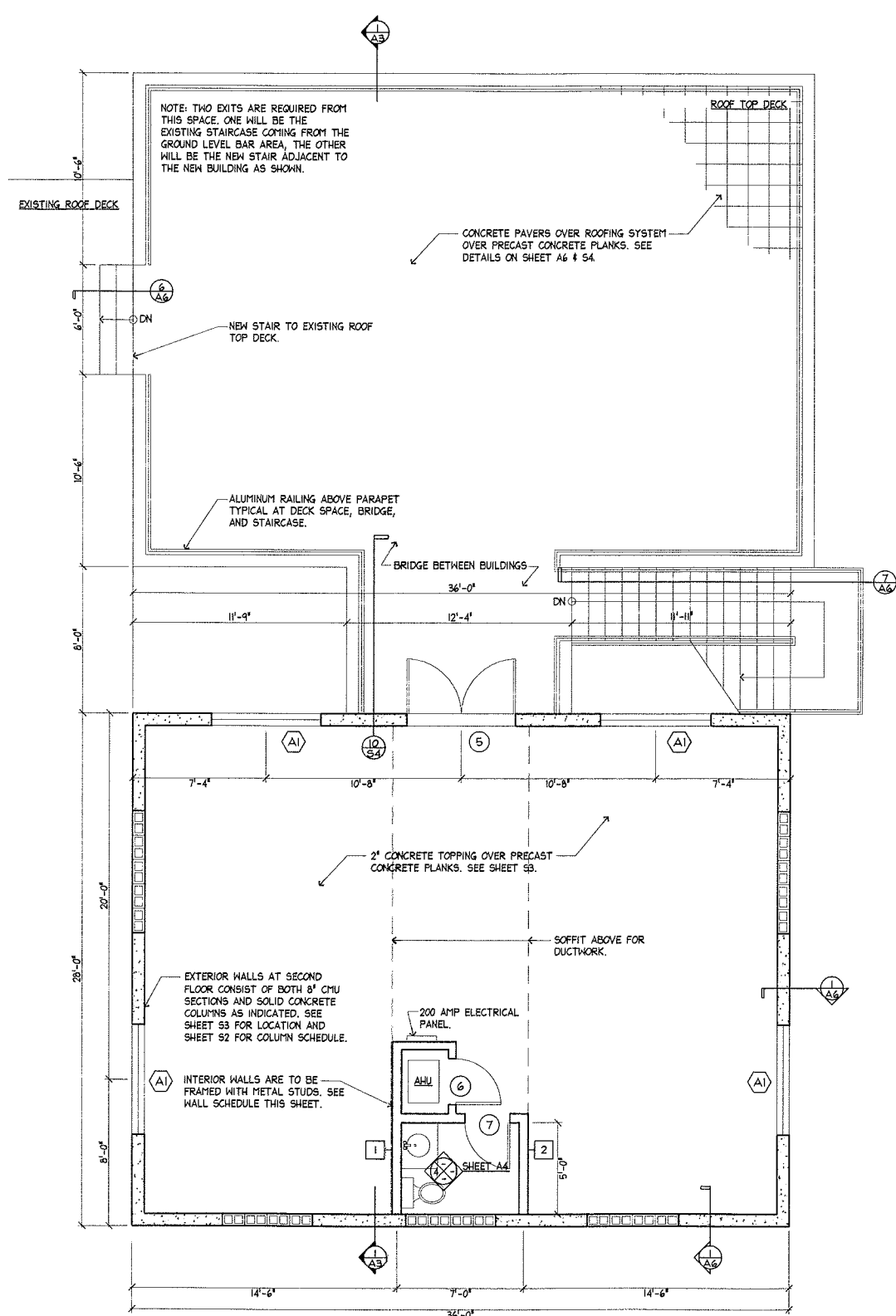
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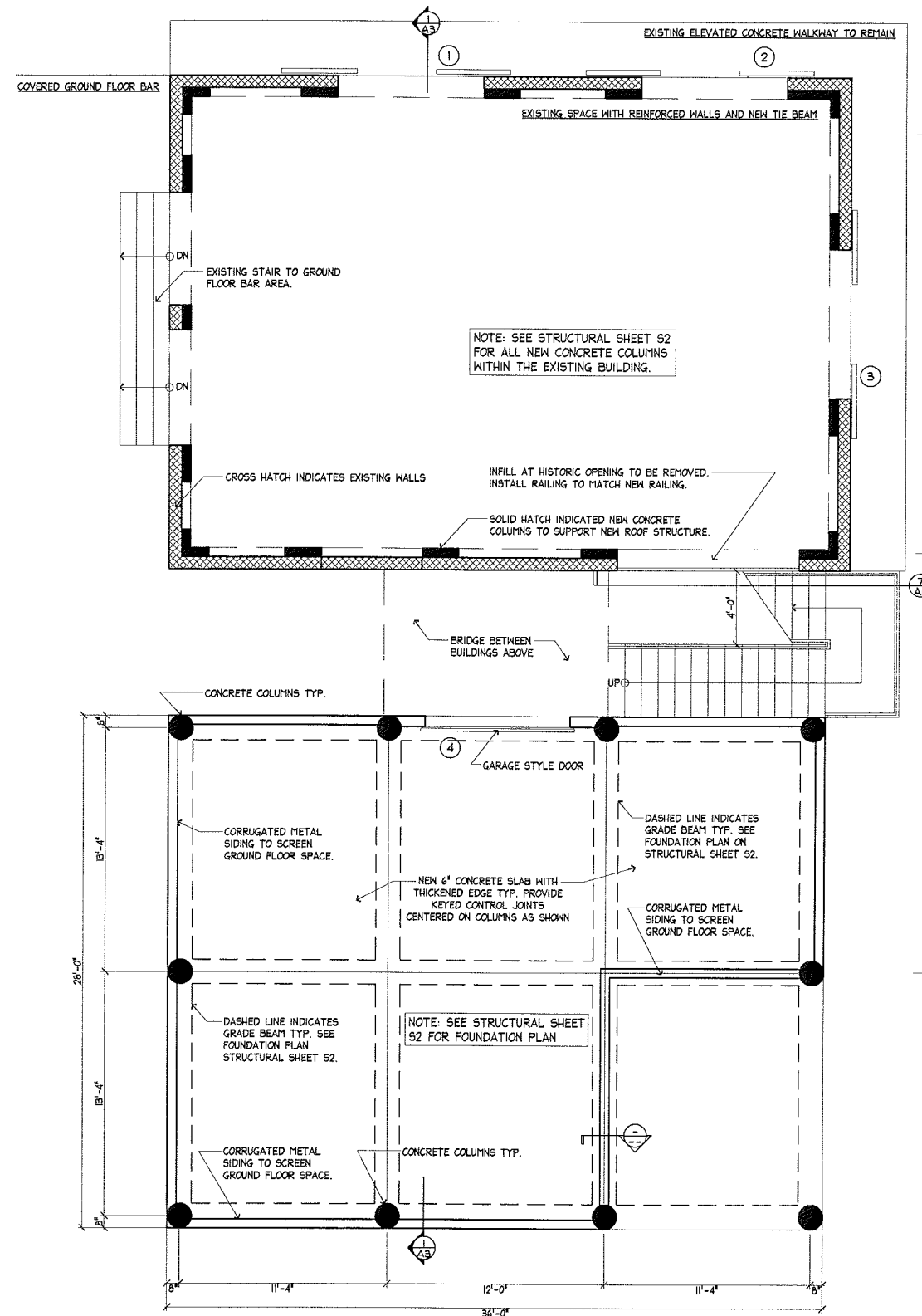
Project No. 1094
Date: 01/01/2

A2
2 OF 7



2 PROPOSED SECOND FLOOR PLAN

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



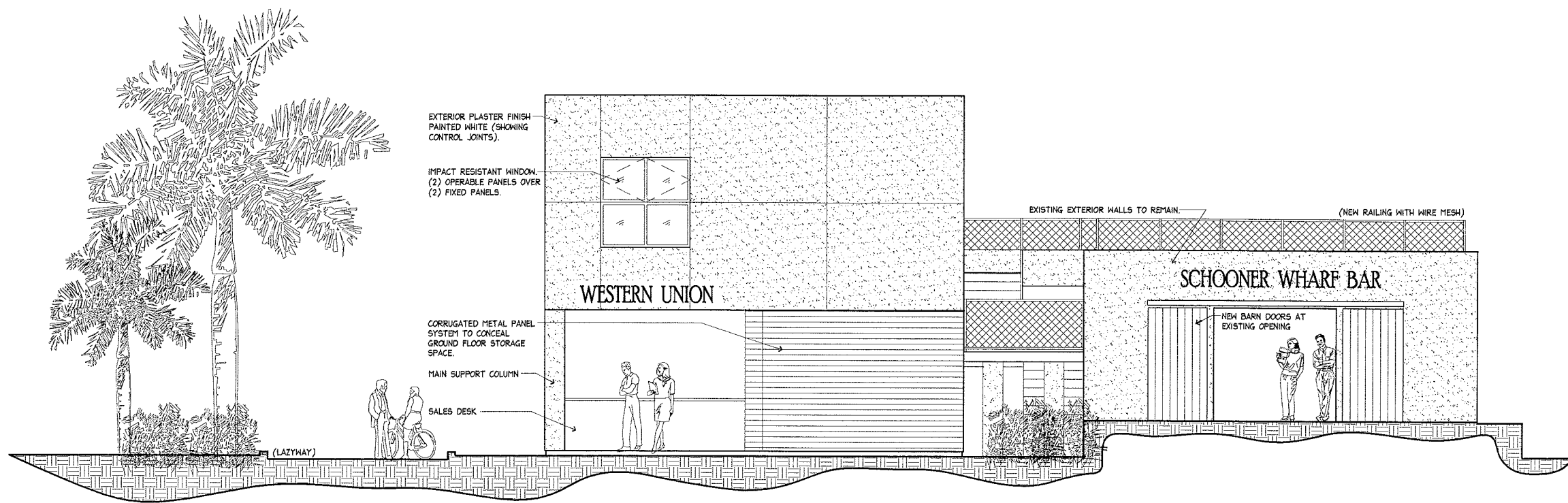
1 PROPOSED FIRST FLOOR PLAN

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

WALLTYPE SCHEDULE:

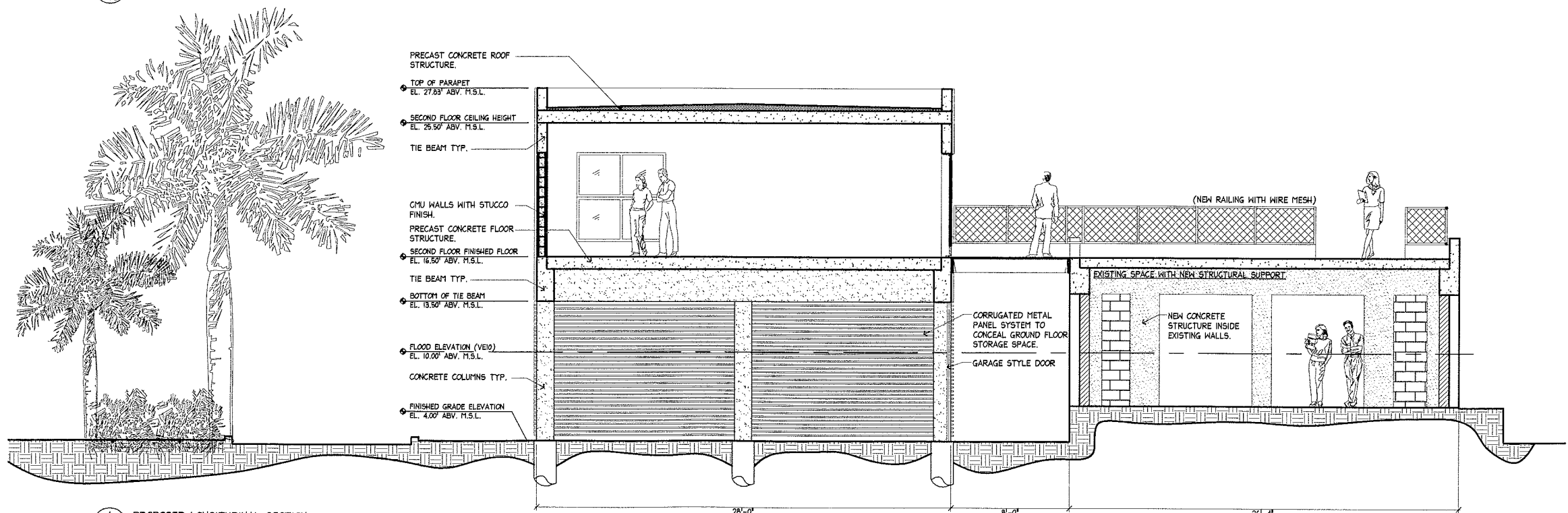
| | |
|---|---|
| 1 | INTERIOR PLUMBING WALL 6" METAL STUDS @ 1'-4" O.C. WITH TOP AND BOTTOM TRACKS |
| 2 | INTERIOR PARTITION WALL 4" METAL STUDS @ 1'-4" O.C. WITH TOP AND BOTTOM TRACKS. |

NOTE: INSTALL (1) FULL HEIGHT SOLID WOOD P.T. STUD AT EACH SIDE OF EACH DOOR OPENING TYP.



2 PROPOSED EAST ELEVATION

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



1 PROPOSED LONGITUDINAL SECTION

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

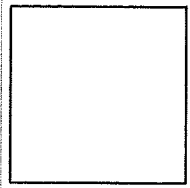
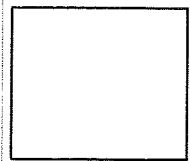
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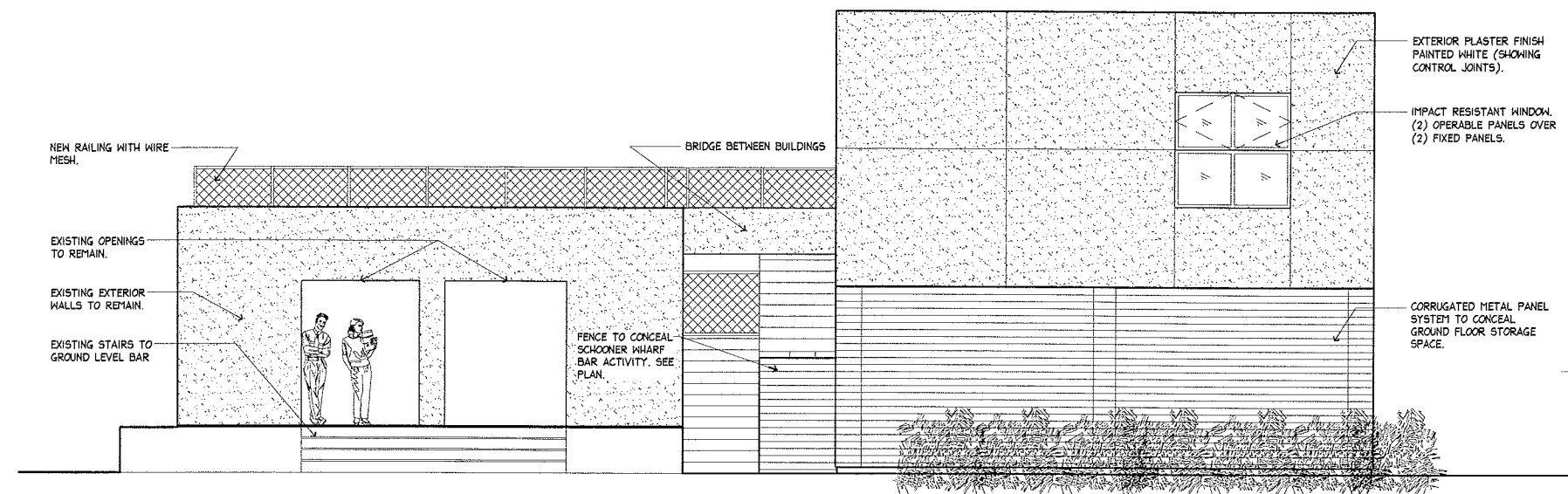
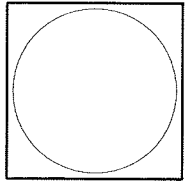
Bender & Associates
ARCHITECTS
p.d.

Project No. 109
Date: 01/28/02

A3
3 OF 7



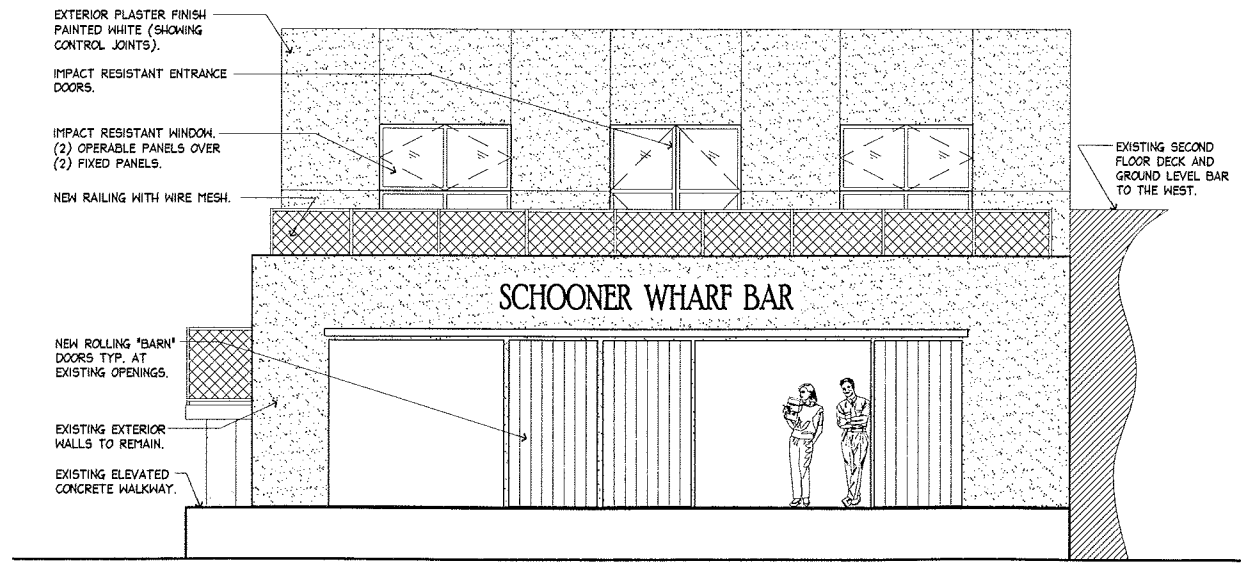
SCHOONER WHARF BAR
KEY WEST, FLORIDA



3 PROPOSED WEST ELEVATION
A4

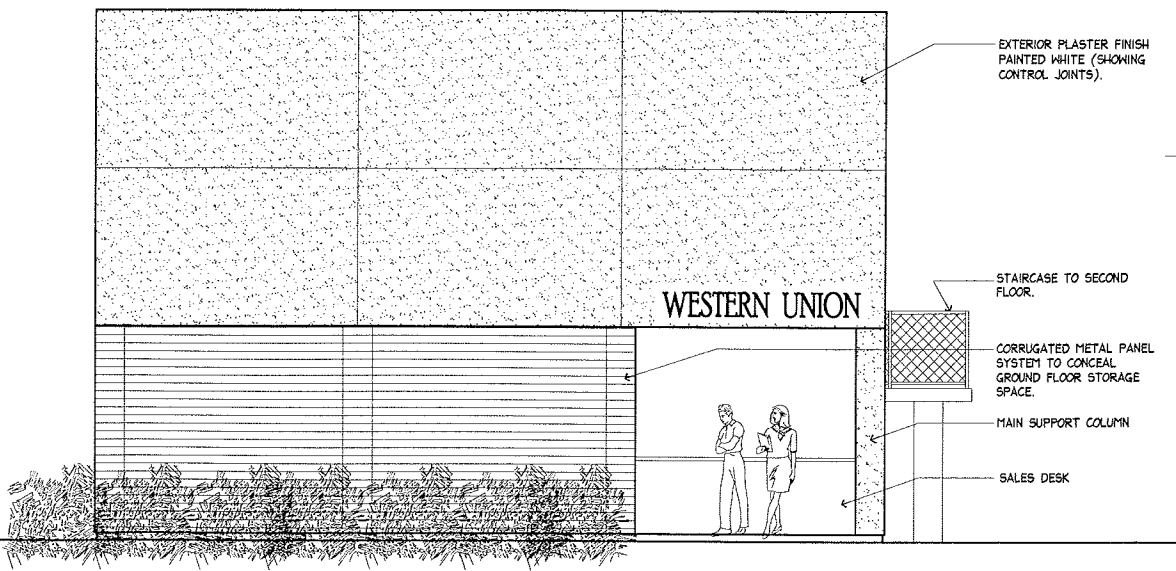
SCALE: 1/8"=1'-0"

410 Angela Street
Key West, Florida 33040
Telephone (305) 206-1347
Facsimile (305) 206-2727
Florida License AIC0002022



2 PROPOSED NORTH ELEVATION
A4

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



1 PROPOSED SOUTH ELEVATION
A4

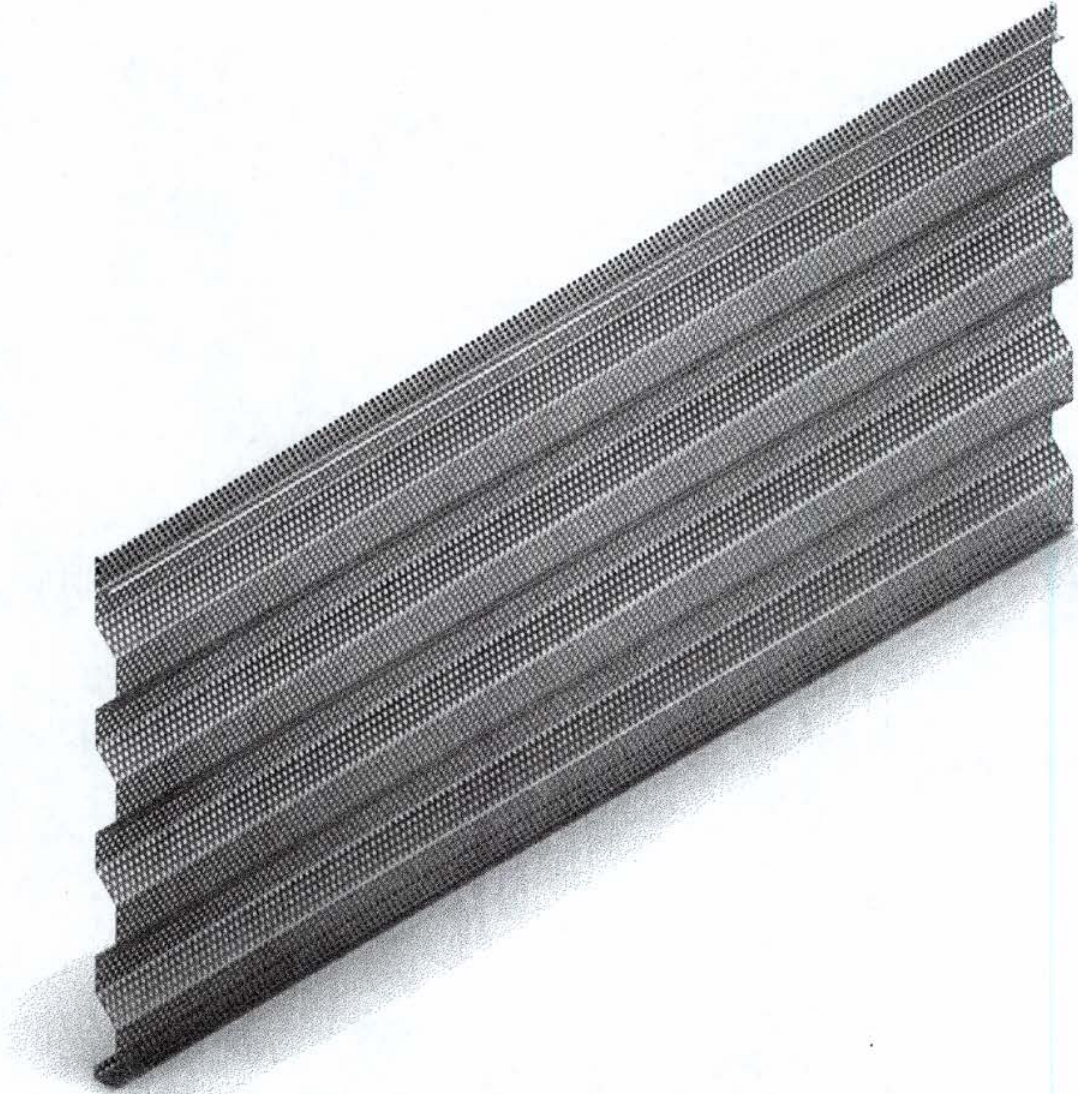
SCALE: 1/8"=1'-0"

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p.c.

Project No. 109
Date: 01/01/2

A4

4 OF 7



METAL WALL SYSTEM

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., April 11, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ELEVATED OFFICE BUILDING AND RENOVATION OF EXISTING CONCRETE STRUCTURE

#202 WILLIAM STREET

Applicant- City of Key West /Bender and Associates Architects

Application Number H12-01-258

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 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 8817584 Parcel ID: 00072082-003900

Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 33 - NIGHTCLUBS, LOUNGES, BARS
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 202 WILLIAM ST KEY WEST
Legal Description: KW PT SQR 11 (SCHOONER WHARF BAR LEASE) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Parcel Map (Click to open dynamic parcel map)



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------------|----------|-------|-------------|
| 100W - COMMERCIAL WATERFRON | 45 | 127 | 5,850.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

| | | | | |
|---|-----|---|------|-----|
| 7 | OPX | 1 | 1992 | 80 |
| 8 | OPU | 1 | 1997 | 60 |
| 9 | OPF | 1 | 1997 | 209 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------------|--------|-----------|-----|
| | 16442 | NIGHT CLUBS, BARS C | 100 | N | N |
| | 16443 | PDO | 100 | N | N |
| | 16444 | OOU | 100 | N | N |
| | 16445 | OFFICE BLD-1 STORY | 100 | N | Y |
| | 16446 | NIGHT CLUBS, BARS C | 100 | N | N |
| | 16447 | OPU | 100 | N | N |
| | 16448 | OPX | 100 | N | N |
| | 16449 | OPU | 100 | N | N |
| | 16450 | OPF | 100 | N | N |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 5667 | MIN WOOD SIDING | 48 |
| 5668 | C.B.S. | 52 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|----------|---------|--------|-------|------------|-----------|-------|------|
| 8 | TK2:TIKI | 25 SF | 5 | 5 | 1990 | 1991 | 5 | 40 |

Appraiser Notes

6/11/04 IN PREVIOUS YEARS THIS PARCEL INCLUDED ALL OF THE LAZY WAY SHOPS, JIMMY BUFFETT RECORDING STUDIO, VARIOUS TICKET BOOTHS AND LAZY WAY LANE. THIS PARCEL NOW TAKES IN ONLY THE PARCEL WHICH SCHOONER WHARF BAR IS LOCATED. ALL OTHER LANDS ARE ASSESSED SEPARATELY UNDER THEIR OWN PARCEL ACCOUNT NUMBERS. DONE FOR THE 2004 TAX ROLL. LG

TPP-202 WILLIAM ST: AK#8927690-SHOONER WHARF REST. AK#8998815-MAGIC PENNY SEA TAXIE AK#8854307-COQUILLE CO. CHARTER BOAT AK#8707932-ZYDECO CHARTER BOAT

205 ELIZABETH ST: AK#8886161-BASEBALL BILLS AK#8915021-HARBORWALK STORES AK#8929031-KEY WEST TREASURE CHEST AK#8956036-GALLEON GROUP AK#8967707-GARDEN OF PARADISE AK#8972129-ROGER WEBB-ARTIST AK#8969588-B DAZZLED AK#8972096-CAYO HUESO AK#8976452-KAREN LEONARD AK#8995152-CONCH CONCIERGE

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|--|
| 09-0461 | 02/18/2009 | 03/29/2010 | 8,000 | Commercial | PULL AND RESET 2 ADA WATER CLOSETS |
| 10-688 | 03/09/2010 | | 2,892 | Commercial | REPLACE 2.5 TON PACKAGE UNIT A/C ON ALUMINUM STAND |
| 10-322 | 02/05/2010 | 04/13/2010 | 2,400 | Commercial | REFURBISH SIGN ON WALL |

| | | | | | | |
|----|---------|------------|------------|---------|------------|----------------------------|
| 23 | 03-1462 | 04/30/2003 | 10/31/2003 | 2,250 | Commercial | AWNINGS |
| 22 | 03-1099 | 03/27/2003 | 10/31/2003 | 2,000 | Commercial | REPLACE DOORS |
| 21 | 03-0355 | 02/06/2003 | 10/31/2003 | 1,000 | Commercial | PAINT MURAL |
| 20 | 0201767 | 06/28/2002 | 11/07/2002 | 4,200 | Commercial | FIX ROOF LEAK |
| 19 | 0000644 | 03/14/2000 | 08/16/2000 | 500 | Commercial | ELECTRICAL |
| 18 | 0000141 | 01/14/2000 | 08/16/2000 | 1,500 | Commercial | ELECTRICAL |
| 17 | 0000227 | 01/26/2000 | 08/16/2000 | 3,370 | Commercial | 9 HAND DRYERS |
| 16 | 0000049 | 01/06/2000 | 08/16/2000 | 2,500 | Commercial | AC WORK |
| 15 | 9904140 | 12/21/1999 | 08/16/2000 | 1,500 | Commercial | 300 AMP AT BAR |
| 14 | 9903315 | 09/22/1999 | 11/29/1999 | 500 | Commercial | ELECTRIC |
| 13 | 9901125 | 09/29/1999 | 11/29/1999 | 5,000 | Commercial | CHK-IN TIKI FOR SABAGO |
| 33 | 9800192 | 10/30/1998 | 12/03/1998 | 378,250 | Commercial | A/C |
| 32 | 9803074 | 10/05/1998 | 12/03/1998 | 10,000 | Commercial | PLUMBING |
| 31 | 9802892 | 09/16/1998 | 12/03/1998 | 45,000 | Commercial | STR.LIGHTS LAZY WAY |
| 30 | 9800852 | 08/25/1998 | 12/03/1998 | 620,000 | Commercial | ELECTRICAL |
| 29 | 9802340 | 07/28/1998 | 12/03/1998 | 19,000 | Commercial | REMOVE DEISEL TANK |
| 28 | 9801766 | 06/29/1998 | 12/03/1998 | 500 | Commercial | AWNING OVER STORE FRNT |
| 27 | 9801655 | 05/27/1998 | 12/03/1998 | 2,000 | Commercial | INTERIOR REMODEL WEDDING |
| 26 | 9800827 | 03/30/1998 | 12/03/1998 | 2,000 | Commercial | ROOF |
| 25 | 9800422 | 02/13/1998 | 12/03/1998 | 3,500 | Commercial | EXTERIOR PAINTING |
| 12 | 9701499 | 09/01/1997 | 12/01/1997 | 10,000 | Commercial | GAZEBO |
| 11 | 9702309 | 06/01/1997 | 12/01/1997 | 500 | Commercial | ELECTRICAL |
| 10 | 9702559 | 08/01/1997 | 12/01/1997 | 15,000 | Commercial | DEMOLITION |
| 9 | 9702607 | 08/01/1997 | 12/01/1997 | 500 | Commercial | ELECTRICAL |
| 8 | 9703039 | 09/01/1997 | 12/01/1997 | 10,000 | Commercial | ROOF |
| 7 | A950375 | 02/01/1995 | 12/01/1995 | 2,000 | Commercial | 10 SQRS RFG. |
| 6 | A952352 | 07/01/1995 | 12/01/1995 | 1,088 | Commercial | 4 SQRS FIBERLITE |
| 5 | P952269 | 07/01/1995 | 12/01/1995 | 3,200 | Commercial | 10 PLUMBING FIXTURES |
| 4 | E952286 | 07/01/1995 | 12/01/1995 | 600 | Commercial | ELECTRICAL |
| 3 | B952209 | 07/01/1995 | 12/01/1995 | 30,000 | Commercial | RENOVATE BATHS MOVE STAIR |
| 34 | B942949 | 09/01/1994 | 12/01/1995 | 7,800 | Commercial | REPAIR TIE BEAM |
| 1 | A951771 | 05/01/1995 | 12/01/1995 | 800 | Commercial | SIGN |
| | 05-1227 | 04/15/2005 | 12/31/2005 | 2,400 | Commercial | EMERGENCY ELECTRIC REPAIRS |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2011 | 248,350 | 188 | 624,479 | 873,017 | 873,017 | 0 | 873,017 |
| 2010 | 248,350 | 199 | 635,632 | 884,181 | 884,181 | 0 | 884,181 |
| 2009 | 248,350 | 206 | 931,063 | 1,179,619 | 1,179,619 | 0 | 1,179,619 |

| | | | | | | | |
|------|---------|---------|-----------|-----------|-----------|--------|-----------|
| 2008 | 258,026 | 218 | 1,170,000 | 1,428,244 | 1,428,244 | 0 | 1,428,244 |
| 2007 | 191,614 | 225 | 1,170,000 | 1,361,839 | 1,361,839 | 0 | 1,361,839 |
| 2006 | 196,404 | 236 | 936,000 | 1,317,008 | 1,317,008 | 0 | 1,317,008 |
| 2005 | 219,763 | 244 | 877,500 | 1,097,507 | 1,097,507 | 0 | 1,097,507 |
| 2004 | 219,702 | 255 | 655,200 | 875,157 | 875,157 | 0 | 875,157 |
| 2003 | 290,453 | 107,569 | 968,643 | 1,366,665 | 1,366,665 | 13,667 | 1,352,998 |
| 2002 | 290,453 | 109,084 | 968,643 | 1,368,180 | 1,368,180 | 13,682 | 1,354,498 |
| 2001 | 290,453 | 111,308 | 968,643 | 1,370,404 | 1,370,404 | 13,704 | 1,356,700 |
| 2000 | 290,212 | 54,105 | 968,643 | 1,312,960 | 1,312,960 | 13,130 | 1,299,830 |
| 1999 | 317,945 | 54,528 | 968,643 | 1,341,116 | 1,341,116 | 13,411 | 1,327,705 |
| 1998 | 217,009 | 55,467 | 968,643 | 1,241,119 | 1,241,119 | 12,411 | 1,228,708 |
| 1997 | 210,676 | 55,354 | 916,689 | 1,182,719 | 1,182,719 | 11,827 | 1,170,892 |
| 1996 | 191,523 | 17,831 | 916,689 | 1,126,043 | 1,126,043 | 11,260 | 1,114,783 |
| 1995 | 195,533 | 16,057 | 916,689 | 1,128,279 | 1,128,279 | 11,282 | 1,116,997 |
| 1994 | 202,617 | 16,102 | 916,689 | 1,135,408 | 1,135,408 | 11,354 | 1,124,054 |
| 1993 | 202,617 | 16,147 | 916,689 | 1,135,453 | 1,135,453 | 0 | 1,135,453 |

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.

There are no sales to display for this parcel.

This page has been visited 17,754 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176