

Staff Report

Historic Architectural Review Commission

Staff Report Item 7-a

Meeting Date: January 22, 2013

Applicant: Matthew Stratton, Architect

Application Number: H12-01-2041

Address: #412 Grinnell Street

Description of Work: Construct new cottage. New doors and windows on back of house. New windows on back dormer. Site improvements and new color scheme.

Building Facts: House is listed as a contributing resource in the 1977 Survey. The two story eyebrow house was built circa 1889.

Guidelines Cited in Review:

Secretary of the Interior's Standards (pages 16-17), specifically Standards 9 and 10.

Windows (Pages 29-30), specifically guideline 3.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 3, 4, 5 and 8.

Staff Analysis

The Certificate of Appropriateness proposes the removal of a cbs one story detached structure located on the north side of the property and its replacement with an attached one story addition. The new addition will have a gable roof and has been designed to meet current setbacks. The plan also proposes replacement of non-historic windows and doors with impact resistant units. The new replacements will be in walls that are non-historic and non-visible from the street. The plan also includes the removal of concrete pavers on the pool area and its replacement with composite decking. For this application the proposed front fence is not included. The applicant will need to submit a separate application if the owners want to proceed with any changes to the front fence.

A new six foot tall picket fence is proposed on the north side of the lot to conceal an existing a/c unit. The plans include a new color scheme for the

eyebrow house. The proposed improvements to the swimming pool and back fence have been already approved by staff on a separate application.

Consistency with Guidelines

1. The proposed new one story attached addition will be smaller in footprint and its scale and mass is in keeping with the historic house. The one story addition will be lower in height than the existing back roof.
2. The proposed new color scheme is appropriate to the historic character of the house and surrounding structures.
3. The proposed plan includes more green space and pervious surface of what the site shows today.
4. The plans will preserve the main façade as it has been for the past decades.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The proposed design will improve permeability of the site. The new attached addition will not overshadow the historic house or any surrounding structure.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01-2041

OWNER'S NAME: Larry and Colleen Halverson DATE: 12/21/12

OWNER'S ADDRESS: 412 Grinnell Street PHONE #: (608)332-3112

APPLICANT'S NAME: m.stratton.architecture PHONE #: 923-9670

APPLICANT'S ADDRESS: 1901 S. Roosevelt Blvd. #205W

ADDRESS OF CONSTRUCTION: 412 Grinnell Street # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolish south rear porch and detached cottage. Construct new attached cottage. Replace brick pool deck w/ wood deck. Replace living room doors and window at rear w/ impact resistant. Replace rear dormer window and add two additional impact resistant dormer windows. Replace wood picket fence & gates at front w/ aluminum. Repair roof in kind. Relocate AC equipment to rear. Paint exterior. Renovate pool (previously approved by HARC).

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.

DEC 27 2012

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.

Required Submittals

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

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

Date: 12/21/12

Applicant's Signature: 

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Contributing resource. Eyebrow build c. 1889
Secretary of Interior's standards.
Window's guidelines / additions / alterations guidelines
Ordinance for demolitions.

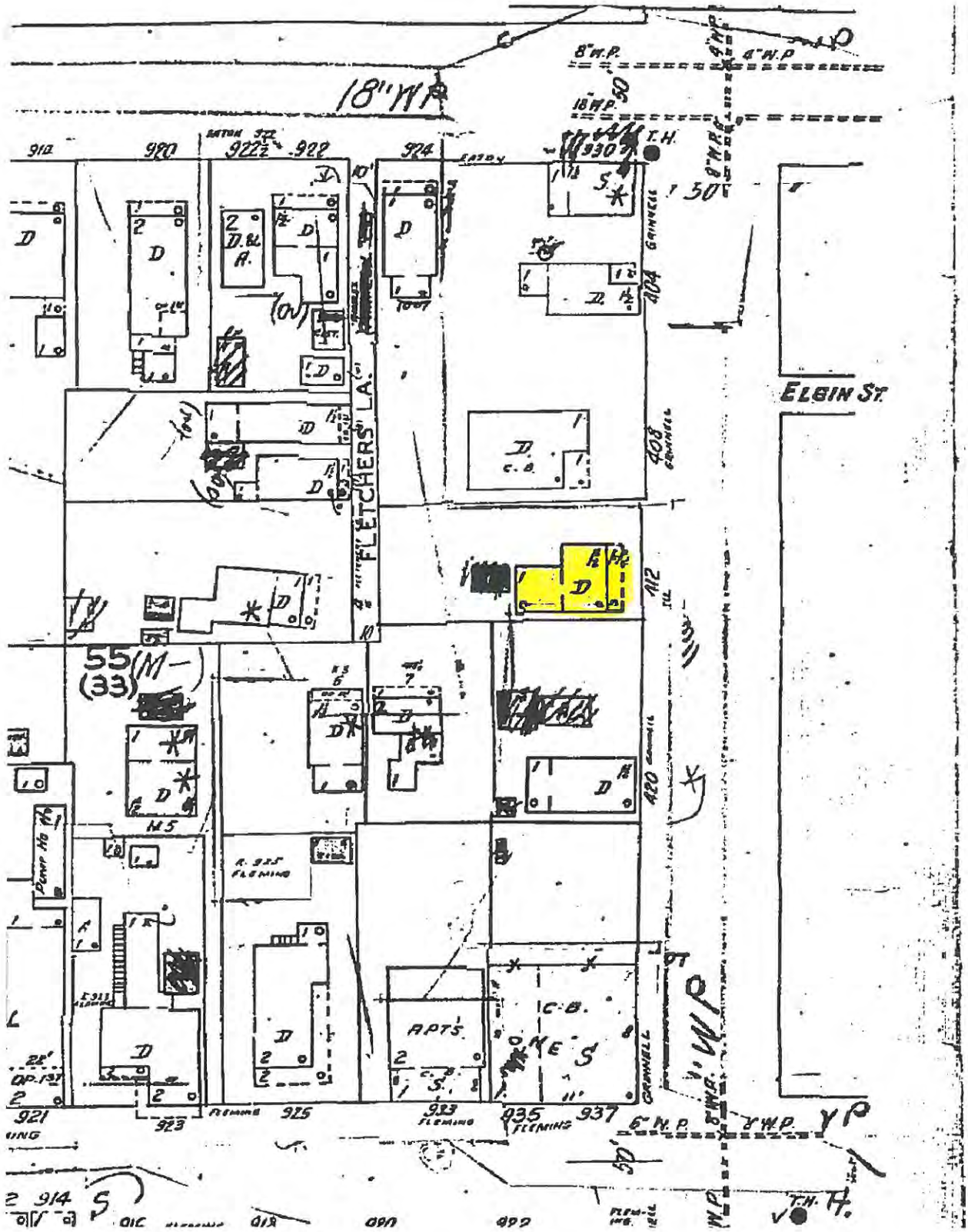
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#412 Grinnell Street Sanborn map 1962

Project Photos

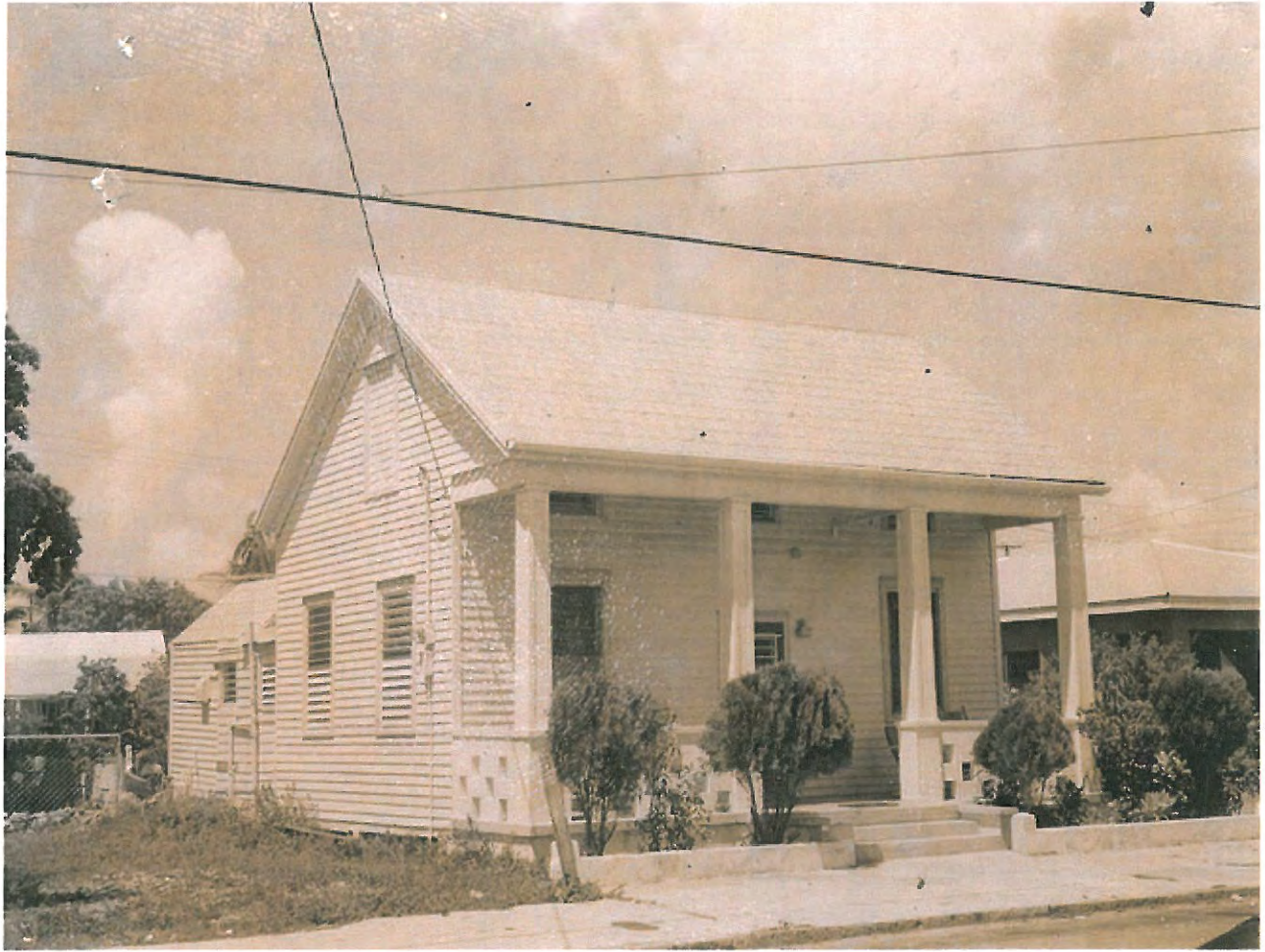


Photo taken by Property Appraiser's office c1965; 412 Grinnell St.; built c1889; Monroe County Library



412 GRINNELL
FRONT



412 GRINNELL
FRONT FENCE



412 GRINNELL
FRONT / NORTH SIDE



REAR PORCH STRUCTURE
TO BE REMOVED

412 GRINNELL



REMOVE SOUTH PORCH



REMOVE COTTAGE

412 GRINNELL
REAR



COTTAGE TO BE REMOVED



412 GRINNELL
REAR

COTTAGE
TO BE REMOVED



REMOVE COTTAGE



412 GRINHELL
REAR

Survey

FLETCHER'S LANE

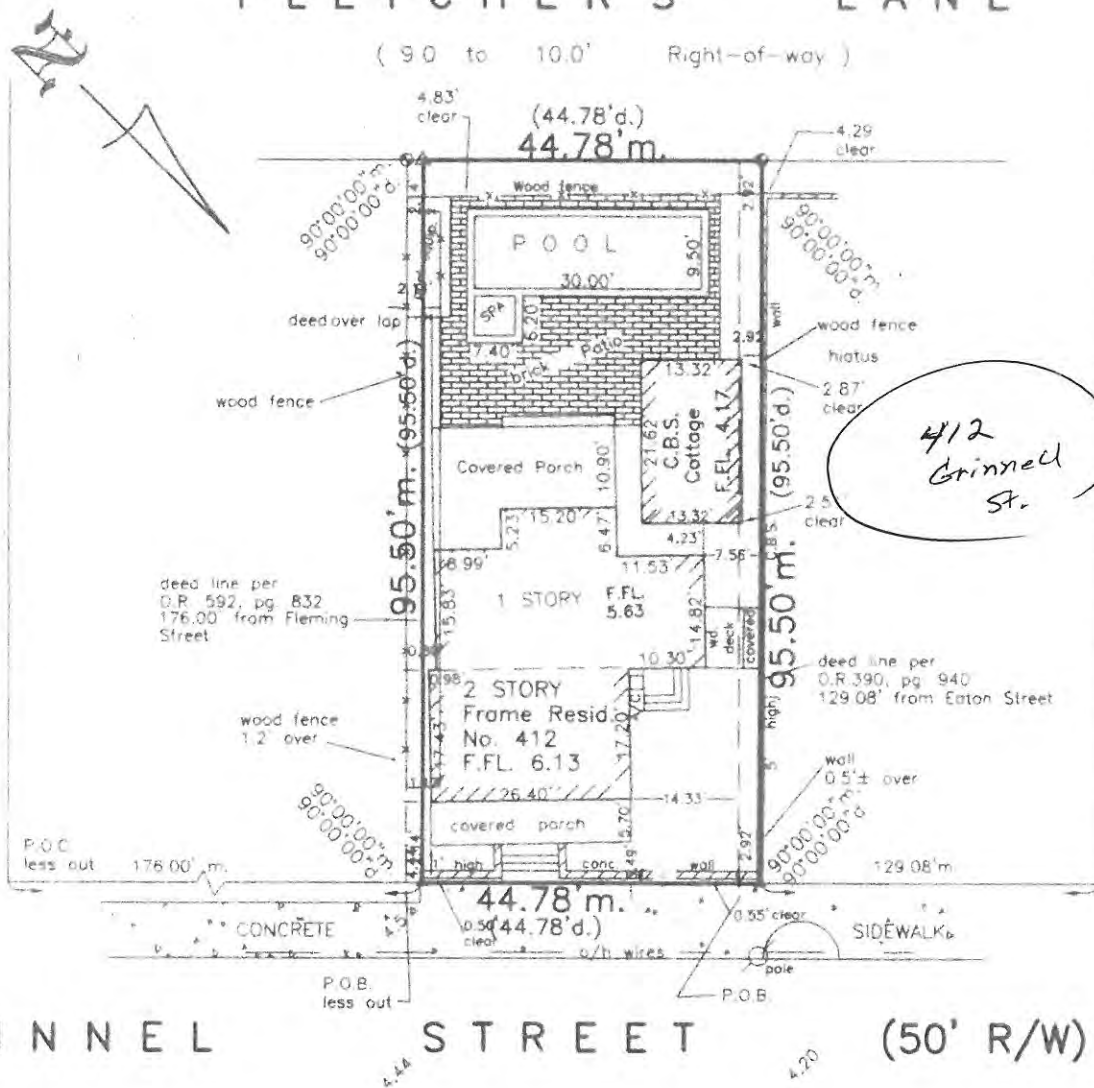
(9.0 to 10.0' Right-of-way)

FLEMING STREET

EATON STREET

RINNEL STREET

(50' R/W)



SURVEYOR'S NOTES:

North arrow based on assumed median
 3.4 denotes existing elevations
 Elevations based on NGVD 1929 Datum
 B.M. No: D-121 elevation 3.914

- △ = Fd. P.K. Nail/PCP No PLS 2749
- ⊕ = fd. 1/2" iron pipe, cap PLS 2749
- ▲ = Fd. P.K. Nail/PCP No PLS 2749

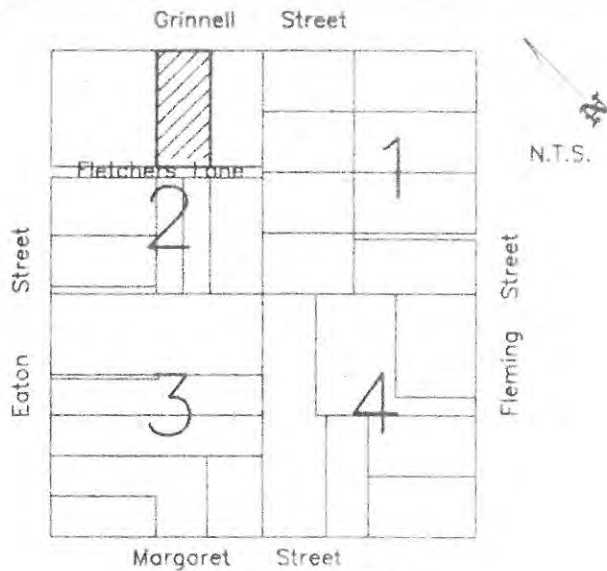
- m = measured
- d. = deed
- STY = Story
- O.R. = Official Records
- NTS = Not to Scale
- B.M. = Bench Mark
- O/H = Overhead
- F.F.L. = Finished floor elevation
- CONC = Concrete
- CBS = Concrete Block Stucco
- Field work performed 5/25/94
 8/19/98
 9/14/01

CERTIFICATION made to Mirko Batinovic & Lidija Batinovic, Husband & Wife, Stones & Cardenas, Attorneys' Title Insurance Fund, Inc. and Wells Fargo Home Mortgage, Inc., its successors and/or assigns

Mirko & Lidija Batinovic 412 GRINNELL STREET, KEY WEST, FLORIDA			
BOUNDARY SURVEY		Dwn No. 01-466	
Scale: 1"=20'	Ref. 107-64 file	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 5/31/94		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
7/14/94: Legal descriptions			
8/19/98: Update. bldg., pool			
9/15/01: Updated, no changes, new owner, cert.			
d/cust/key west/block28			

FREDERICK H. HILDEBRANDT
 ENGINEER PLANNER SURVEYOR

3150 Northside Drive
 Suite 101
 Key West, Fl. 33040
 (305) 293-0466
 Fax: (305) 293-0237



LOCATION MAP

LEGAL DESCRIPTION: Square 33, City of Key West

Known as William A. Whitehead's map of City of Key West delineated in February, A.D. 1829, as part of Lot 2, Square 33. Commencing on the Southwesterly corner of the intersection of Eaton and Grinnell Streets run along Grinnell Street in a Southeasterly direction towards Fleming Street a distance of 132 feet for a Point of Beginning, thence at right angles in a Southwesterly direction towards Margaret Street run a distance of 95 feet 6 inches to a ten (10) foot alley known as Fletcher's Lane; thence at right angles in a Southeasterly direction along Fletcher's Lane towards Fleming Street run a distance of Forty four (44) feet, thence at right angles in a Northeasterly direction run a distance of 95 feet 6 inches to Grinnell Street; thence at right angles along Grinnell Street in a Northwesterly direction run a distance of 44 feet to the Point of Beginning

AND
 A parcel of land located on the Island of Key West, Monroe County, Florida and also being known as a part of Lot 2, Square 33 of William A. Whitehead's Map of the Island of Key West, delineated in February 1829 and being more particularly described as follows:
COMMENCE at the intersection of the Southeasterly Right-of-Way Line of Eaton Street and the Southwesterly Right-of-Way Line of Grinnell Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Grinnell Street for 129.08 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Grinnell Street for 2.92 feet; thence at a right angle and in a Southwesterly direction for 95.50 feet to Fletcher's Lane; thence in a Northwesterly direction along the Northeasterly Right-of-Way Line of Fletcher's Lane for 2.92 feet; thence at a right angle and in a Northeasterly direction for 95.50 feet to the said Southwesterly Right-of-Way Line of Grinnell Street and the Point of Beginning. Containing 278.86 Square feet, more or less.

LESS
 A parcel of land located on the Island of Key West, Monroe County, Florida and also being known as a part of Lot 2, Square 33 of William A. Whitehead's Map of the Island of Key West, delineated in February 1829 and being more particularly described as follows:
COMMENCE at the intersection of the Southeasterly Right-of-Way Line of Eaton Street and the Southwesterly Right-of-Way Line of Grinnell Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Grinnell Street for 173.86 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Grinnell Street for 2.14 feet; thence at a right angle and in a Southwesterly direction for 95.50 feet to Fletcher's Lane; thence in a Northwesterly direction along the Northeasterly Right-of-Way Line of Fletcher's Lane for 2.14 feet; thence at a right angle and in a Northeasterly direction for 95.50 feet to the said Southwesterly Right-of-Way Line of Grinnell Street and the Point of Beginning. Containing 204.37 Square feet, more or less.

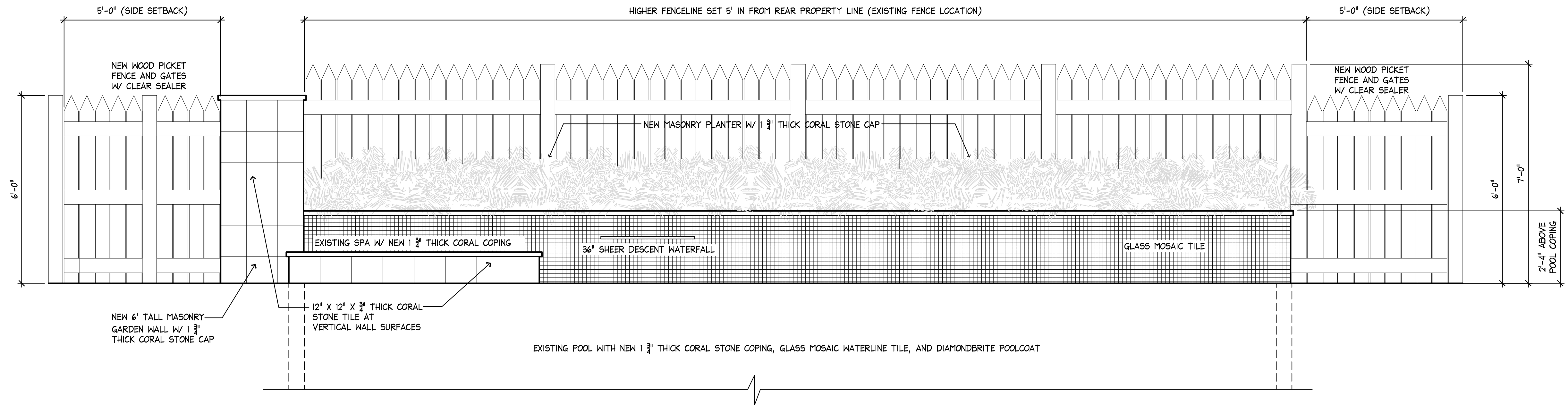
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 477.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

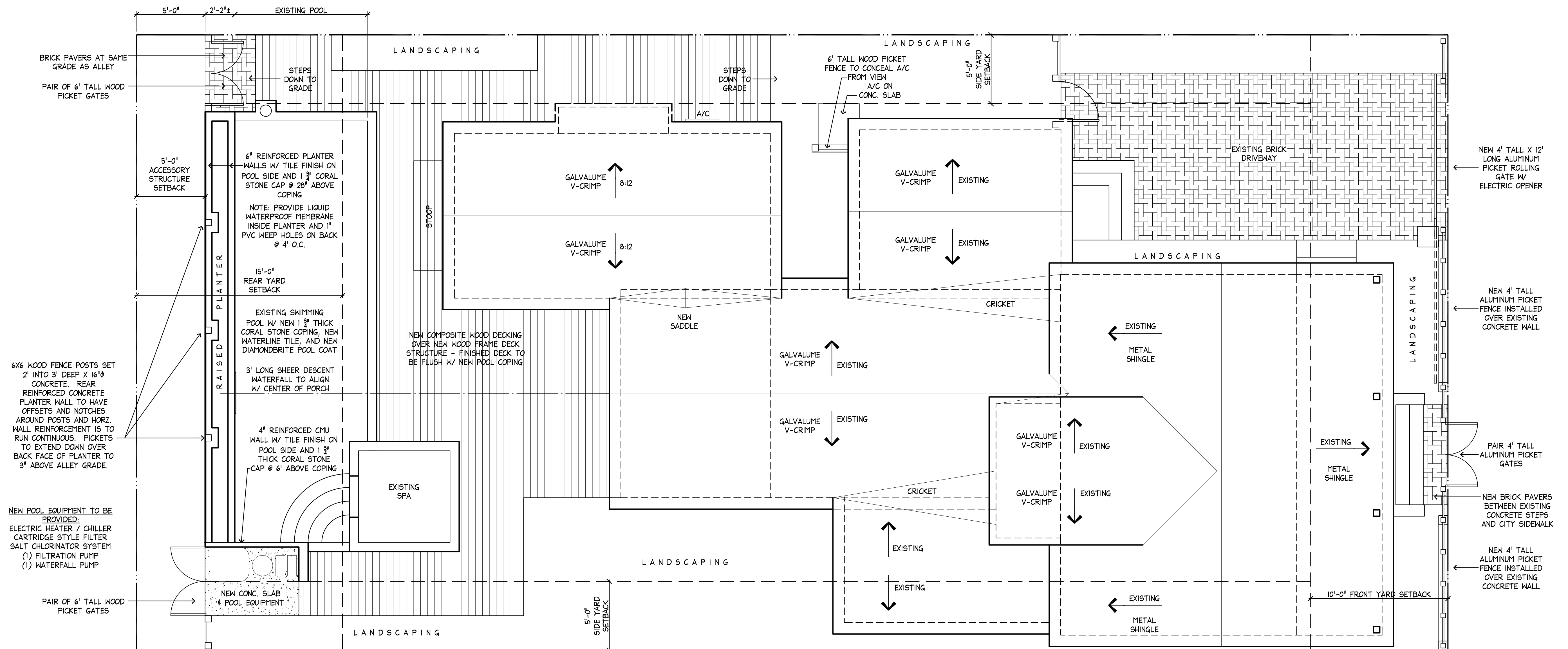
FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

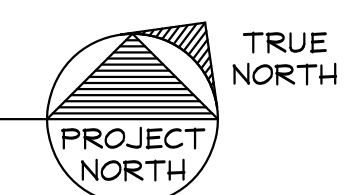
Proposed design

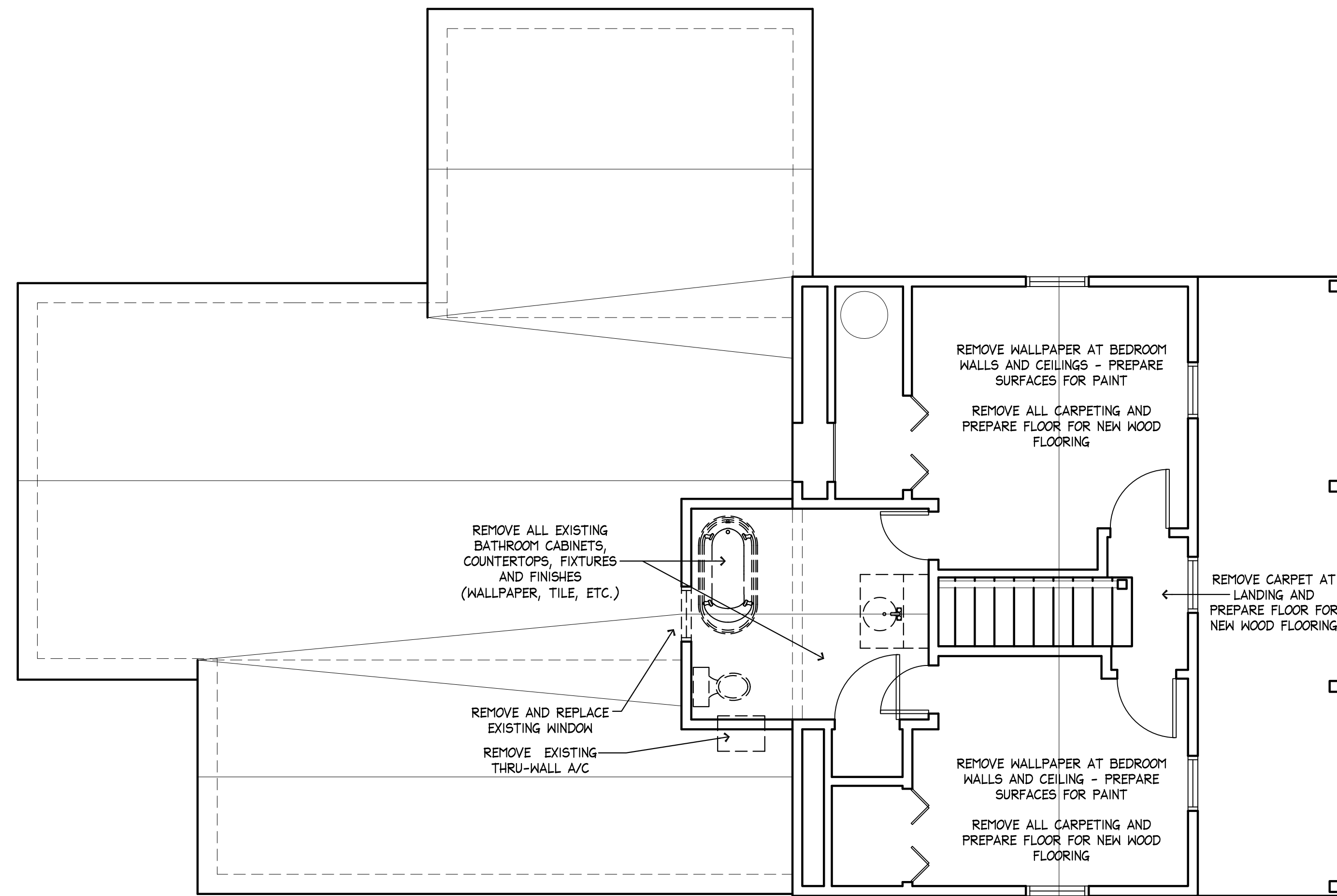


1 POOL ELEVATION
A1 1/2"=1'-0"

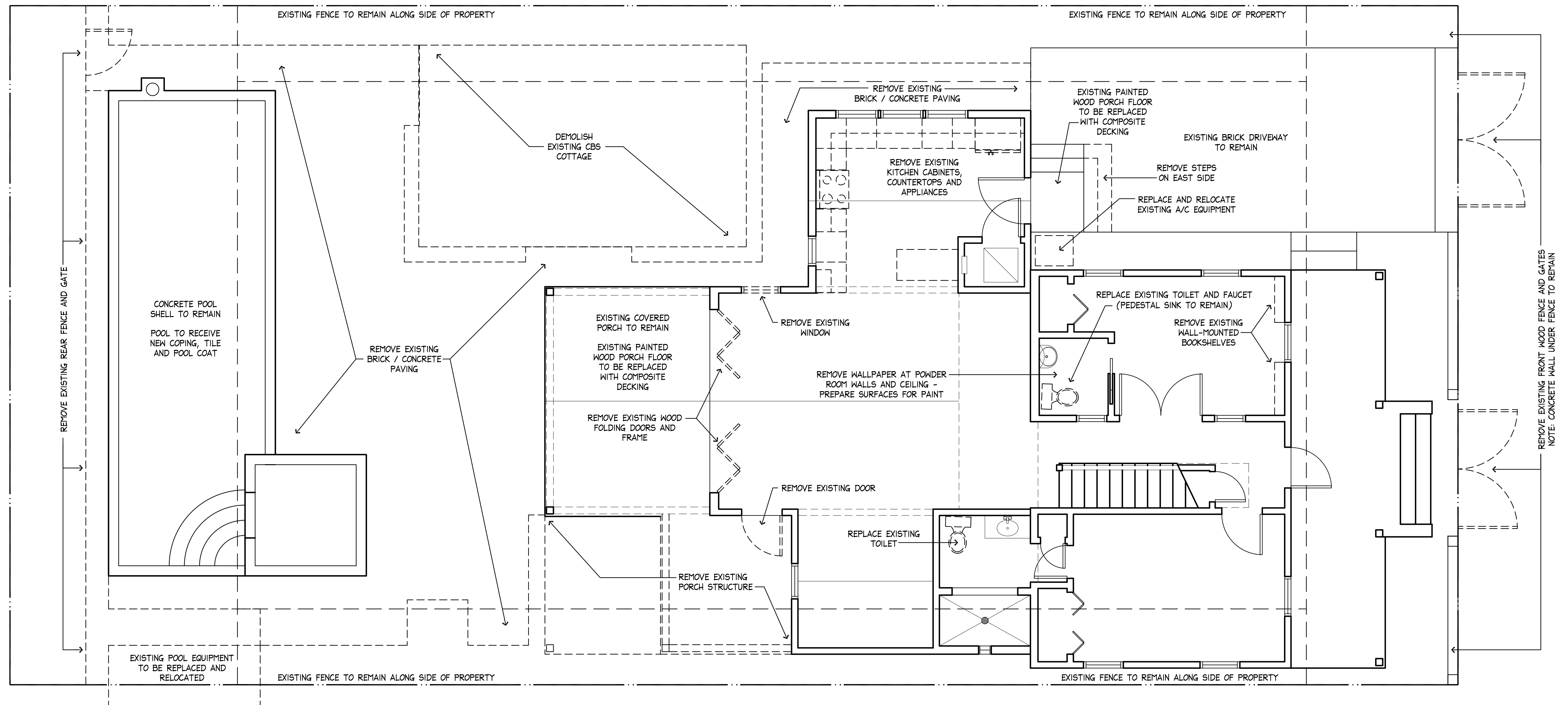


PROPOSED SITE PLAN / ROOF PLAN
1/4"=1'-0"

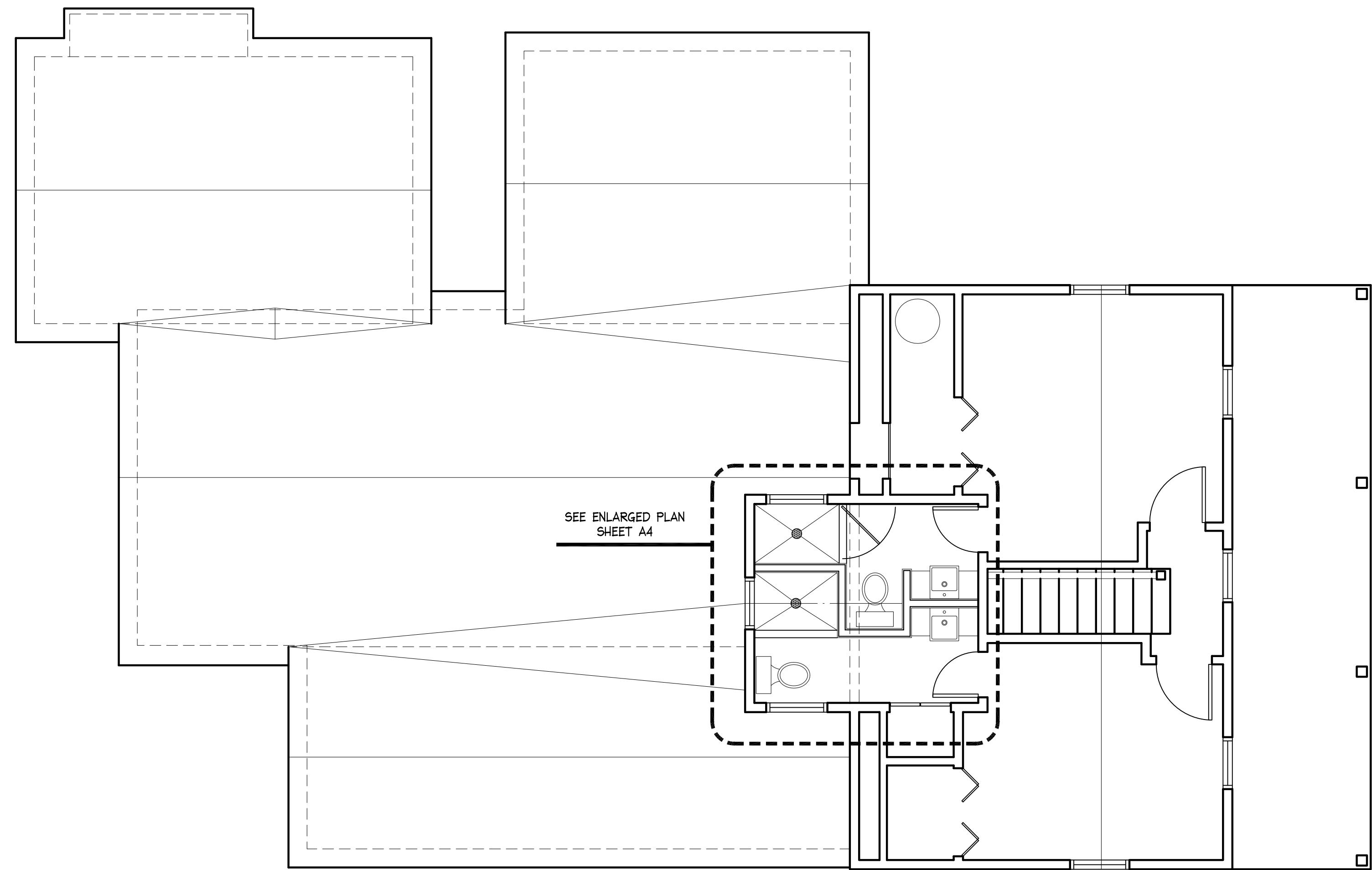




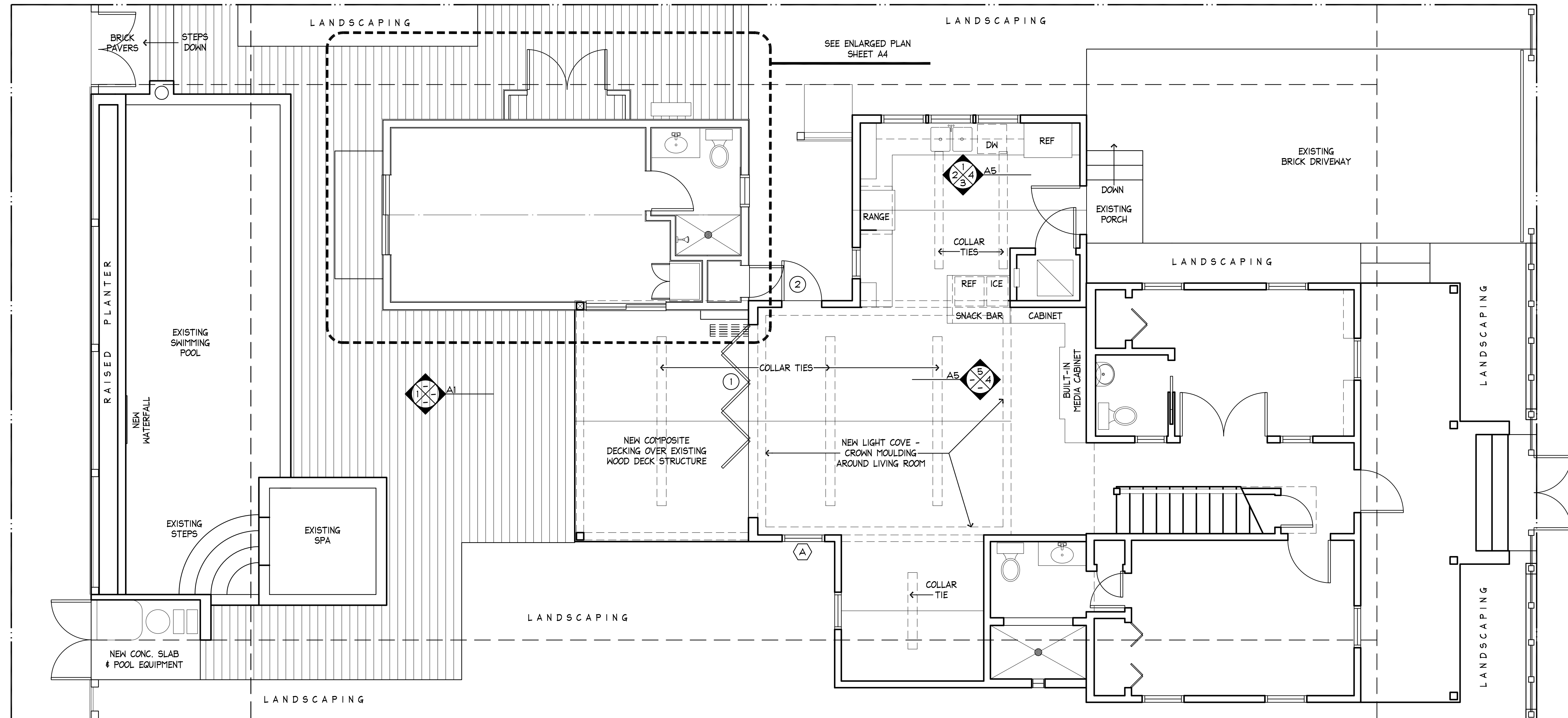
EXISTING SECOND FLOOR PLAN / DEMO PLAN
1/4"=1'-0"



EXISTING FIRST FLOOR PLAN / DEMO PLAN
1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE:
PREP AND PAINT
ALL EXTERIOR WOOD
SURFACES

NEW GALVALUME V-CRIMP ROOFING
SYSTEM OVER SELF ADHERED
WATERPROOF MEMBRANE OVER 3/4"
PLYWOOD SHEATHING
NOTE: MATCH KITCHEN ROOF PITCH

MATCH EXISTING FASCIA
AND SOFFIT DETAILS

HARDBOARD CEMENTICIOUS
SIDING - PAINTED

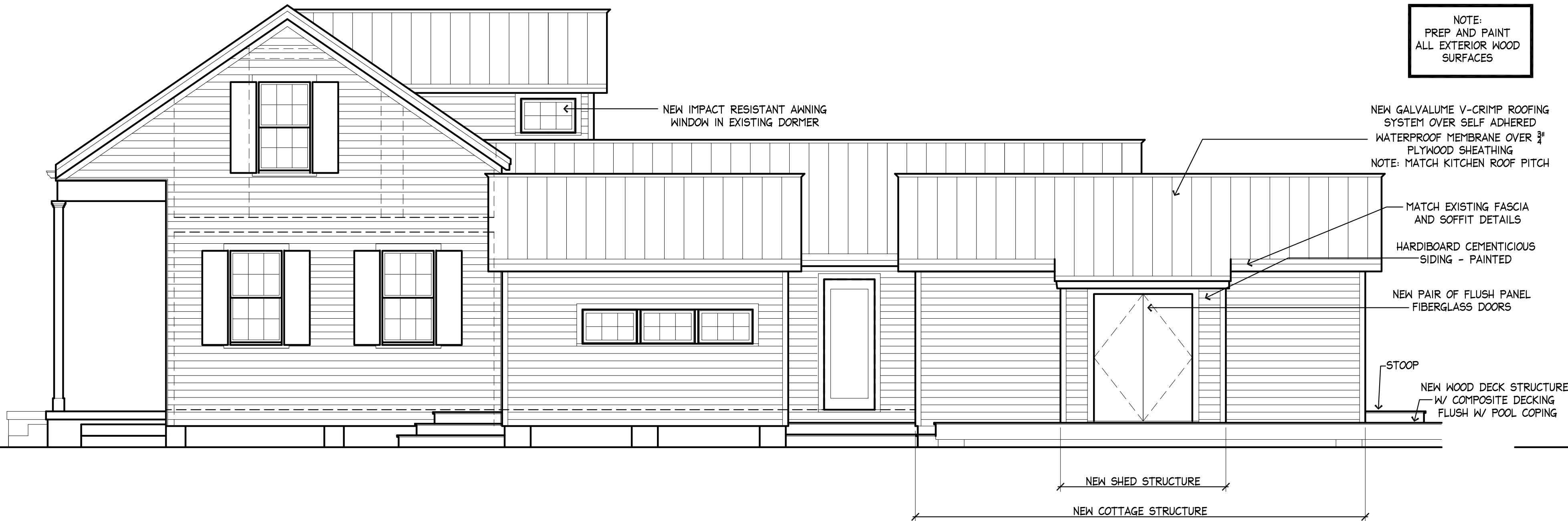
NEW PAIR OF FLUSH PANEL
FIBERGLASS DOORS

STOOP
NEW WOOD DECK STRUCTURE
W/ COMPOSITE DECKING
FLUSH W/ POOL COPING

NEW SHED STRUCTURE

NEW COTTAGE STRUCTURE

NEW IMPACT RESISTANT ANNING
WINDOW IN EXISTING DORMER



PROPOSED SIDE ELEVATION - NORTH
1/4"=1'-0"



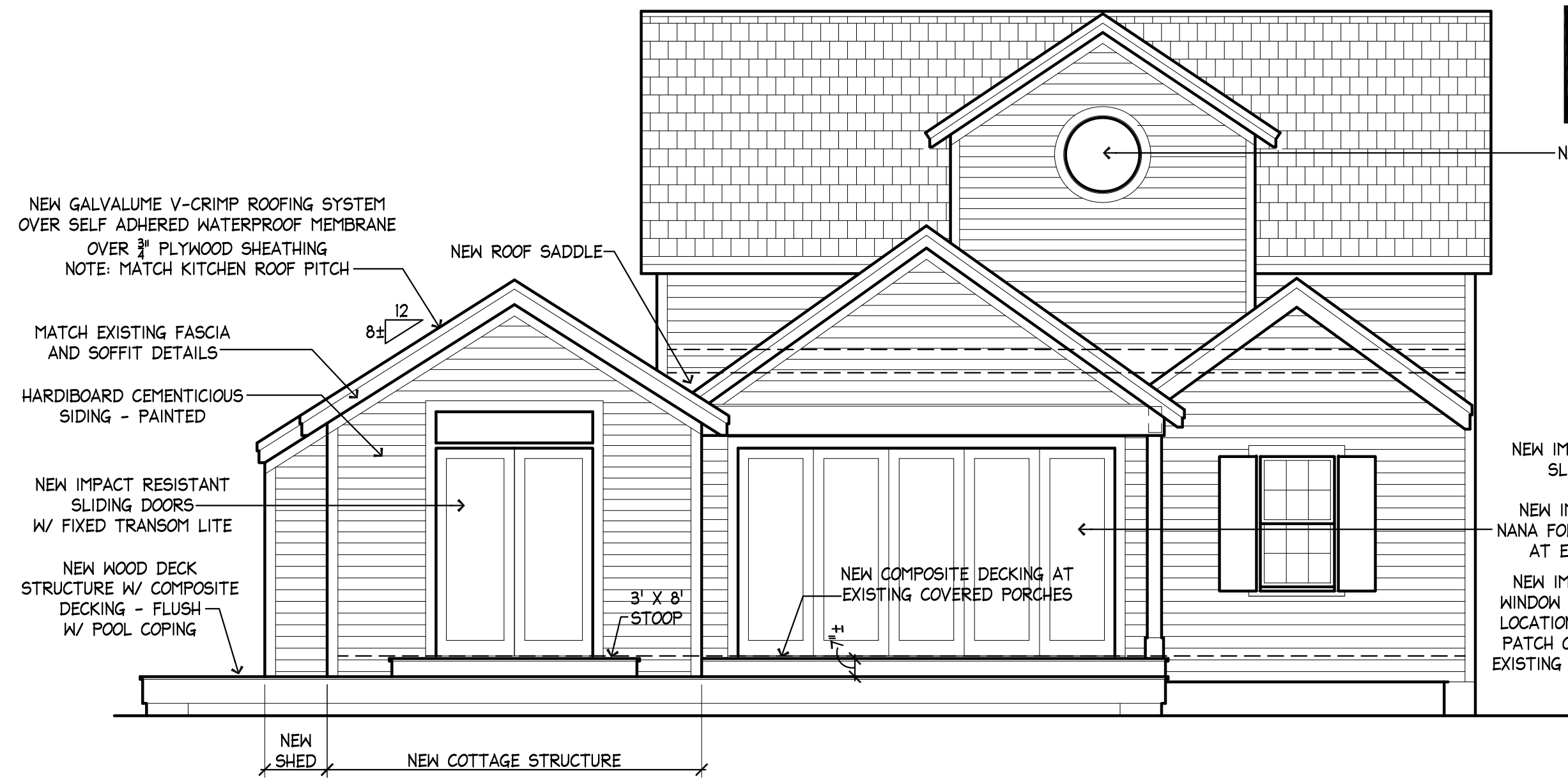
PROPOSED FRONT ELEVATION - EAST
1/4"=1'-0"



EXISTING SIDE ELEVATION - NORTH
1/4"=1'-0"



EXISTING FRONT ELEVATION - EAST
1/4"=1'-0"



PROPOSED REAR ELEVATION - WEST
1/4"=1'-0"

NOTE:
PREP AND PAINT
ALL EXTERIOR WOOD
SURFACES

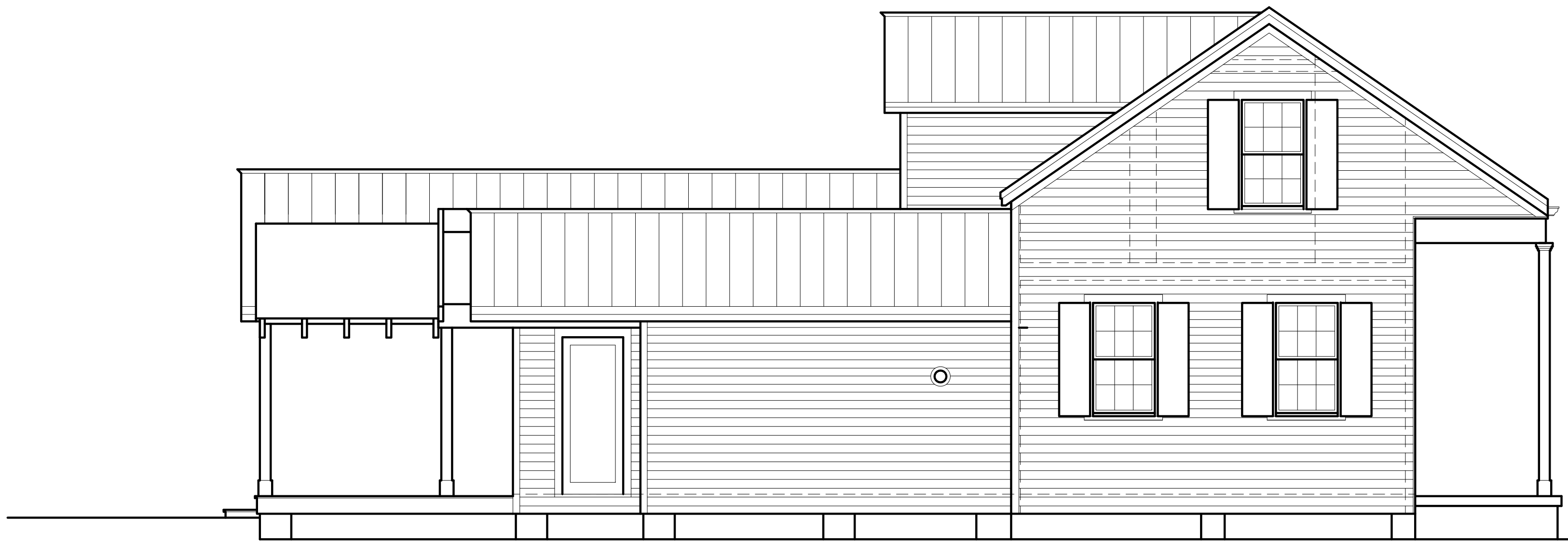
- NEW FIXED ROUND IMPACT RESISTANT WINDOW
- NEW COTTAGE STRUCTURE BEYOND
- NEW IMPACT RESISTANT SLIDING DOORS
- NEW IMPACT RESISTANT NANA FOLDING DOOR SYSTEM AT EXISTING OPENING
- NEW IMPACT RESISTANT WINDOW AT EXISTING DOOR LOCATION. RE-FRAME AND PATCH OPENING TO MATCH EXISTING ADJACENT FINISHES



PROPOSED SIDE ELEVATION - SOUTH
1/4"=1'-0"



EXISTING REAR ELEVATION - WEST
1/4"=1'-0"



EXISTING SIDE ELEVATION - SOUTH
1/4"=1'-0"

412 GRINNELL EXTERIOR PAINT COLORS

white

INT. RM

TRIM +
WINDOWS & DOORS

stormy monday

2112-50

PORCH FLOOR

prescott green

HC-140

SIDING

stone

2112-40

SHUTTERS

412 GRINNELL STREET

Land Area	4,276.5 SF
Zone HMDR	
Maximum Building Coverage	40%
Impervious Surface Ratio	60%

EXISTING:

Main House	1,569 SF
Detached Cottage	287 SF
TOTAL BLDG. COV'G	1,856 SF (43.4%)

Pool/Spa	400 SF
Pool Equipment	41 SF
Brick Pavers	1,023 SF
Front Steps/Sidewalk	43 SF
TOTAL IMPERV. SURF.	3,363 SF (78.6%)

PROPOSED:

Main House	1,697 SF
TOTAL BLDG. COV'G.	1,697 SF (39.7%)

Pool/Spa	400 SF
Pool Equipment/Garden Wall	38 SF
Planter Walls	42 SF
Brick at rear gate	20 SF
Brick Driveway	311 SF
Front Steps/Sidewalk	43 SF
TOTAL IMPERV. SURF.	2,551 SF (59.7%)

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONSTRUCT NEW COTTAGE. NEW DOORS AND WINDOWS ON BACK OF HOUSE. NEW WINDOWS ON BACK DORMER. SITE IMPROVEMENTS. NEW COLOR SCHEME. DEMOLITION OF NON-HISTORIC STRUCTURES, SOUTH REAR PORCH AND DETACHED COTTAGE.

FOR- #412 GRINNELL STREET

Applicant- MATTHEW STRATTON-ARCHITECT

Application # H12-01-2041

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.

**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 21st for Martin Luther King, Jr. Day.

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

**Property Record Card -
Map portion under construction.**

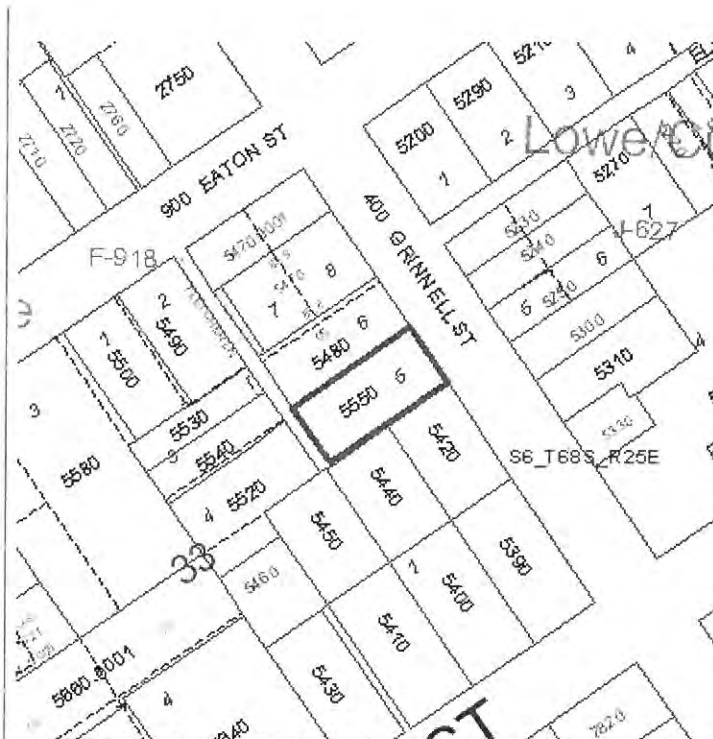
Alternate Key: 1005738 Parcel ID: 00005550-000000

Ownership Details

Mailing Address:
HALVERSON LAWRENCE R AND COLLEEN
412 GRINNELL ST
KEY WEST, FL 33040-6912

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 412 GRINNELL ST KEY WEST
Legal Description: KW PT LOT 2 SQR 33 OR6-379/81 OR1119-1835D/C OR1120-310L/E OR1316-2028/29 OR1316-2021/22 OR1334-1156/57C OR1346-1738/39F/J OR1533-2455/56 OR1735-93/95 OR2346-2455/58 OR2591-1714/16



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	45	96	4,276.50 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1883
 Year Built: 1933

Building 1 Details

Building Type R1
 Effective Age 9
 Year Built 1933
 Functional Obs 0

Condition A
 Perimeter 318
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 7
 Grnd Floor Area 1,883

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 4

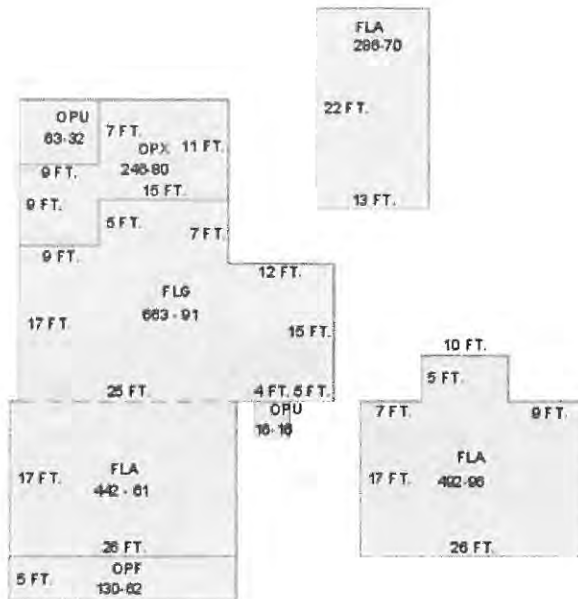
Heat Src 1 ELECTRIC

Heat Src 2 NONE

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 0

- 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	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	442
2	OPF		1	1993	N	N	0.00	0.00	130
3	FLG	12:ABOVE AVERAGE WOOD	1	1995	N	Y	0.00	0.00	663
4	OPU		1	1995	N	N	0.00	0.00	16
5	OPX		1	1995	N	N	0.00	0.00	246
6	OPU		1	1993	N	N	0.00	0.00	63
7	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	286
8	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	492

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	34 SF	0	0	1949	1950	2	50
2	FN2:FENCES	990 SF	165	6	1994	1995	2	30
3	PO4:RES POOL	300 SF	30	10	2001	2002	4	50
4	HT2:HOT TUB	1 UT	0	0	1994	1995	2	50
5	PT4:PATIO	240 SF	0	0	1994	1995	4	50
6	WD2:WOOD DECK	16 SF	0	0	1994	1995	1	40
7	UB2:UTILITY BLDG	24 SF	8	3	1994	1995	3	50
8	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
9	PT2:BRICK PATIO	378 SF	0	0	1995	1996	4	50
10	FN2:FENCES	120 SF	30	4	2001	2002	2	30
11	PT2:BRICK PATIO	252 SF	21	12	2002	2003	3	50
12	FN2:FENCES	180 SF	60	3	2002	2003	5	30

Appraiser Notes

2012-03-02 MLS \$1,285,000 5/3.5 THIS QUINTESSENTIAL EYEBROW STYLE HOME IS LOCATED IN THE HEART OF OLD TOWN NEAR RESTAURANTS, SHOPS AND THE HISTORIC WATERFRONT. THE HOME HAS BEAUTIFUL STREET APPEAL INCLUDING A WHITE PICKET FENCE, SHADY FRONT PORCH AND OFF STREET PARKING. THERE ARE 4 BEDROOMS AND 2.5 BATHS IN THE MAIN HOUSE PLUS A LARGE 1 BEDROOM AND 1 BATH GUEST COTTAGE. THE MAIN LEVEL HAS AN OPEN FLOOR PLAN WITH LIVING, DINING AND KITCHEN AND OPENS THROUGH MULTIPLE SETS OF FOLDING FRENCH DOORS ONTO A LARGE COVERED PORCH OVERLOOKING THE REAR GARDEN AND 30 FT. X 10 FT. POOL AND SPA. DADE COUNTY PINE FLOORS AND WALLS AS WELL AS OTHER HISTORIC FEATURES ARE EVIDENT THROUGHOUT THIS UNIQUELY KEY WEST HOME.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11-1621	05/18/2011	03/02/2011	4,000		ALUMINIUM HURRICANE PANELS ON ALL 26 OPENINGS
1	B942447	07/01/1994	03/01/1995	10,000	Residential	DEMO REAR ADDITION
2	B942542	08/01/1994	03/01/1995	65,000	Residential	BUILD NEW ADDITION
3	M943732	11/01/1994	03/01/1995	3,300	Residential	3 TON AC
4	B944123	12/01/1994	03/01/1995	20,000	Residential	10X30 POOL,SPA,KEYSTONE
5	A950841	03/01/1995	03/01/1995	880	Residential	V CRIMP ROOF

6	A950934	03/01/1995	03/01/1995	3,000	Residential	13 SQS V CRIMP ROOF
7	02-0554	03/12/2002	09/04/2002	1,800	Residential	BRICK DRIVE/WALK
8	02-0618	03/14/2002	09/04/2002	4,100	Residential	RESURFACE POOL
9	02-0627	03/18/2002	09/04/2002	1,600	Residential	WOOD FENCE
10	04-0440	02/17/2004	09/12/2004	1,195	Residential	INSTALL GUTTERS
11	03-0005	10/07/2003	09/12/2003	3,591	Residential	ROOFING
12	06-1681	03/14/2006	08/10/2006	2,400	Residential	INSTALL 14 PANELS TO COVER 14 OPENINGS

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
2012	281,400	34,814	573,681	889,895	653,820	0	889,895
2011	281,400	35,849	277,133	594,382	594,382	0	594,382
2010	284,393	36,869	347,295	668,557	668,557	25,000	643,557
2009	315,810	37,872	527,888	881,570	749,501	25,000	724,501
2008	290,091	38,907	594,434	923,432	748,752	25,000	723,752
2007	468,930	33,711	748,388	1,251,029	726,944	25,000	701,944
2006	664,061	33,954	406,268	1,104,283	709,214	25,000	684,214
2005	664,061	34,858	320,738	1,019,657	688,557	25,000	663,557
2004	377,594	35,745	299,355	712,694	668,502	25,000	643,502
2003	461,783	36,615	157,640	656,038	656,038	25,000	631,038
2002	463,360	31,192	157,640	652,192	652,192	25,000	627,192
2001	367,099	28,225	157,640	552,964	552,964	0	552,964
2000	375,256	32,922	85,576	493,755	487,847	25,000	462,847
1999	357,309	32,136	85,576	475,022	475,022	25,000	450,022
1998	188,426	27,785	85,576	301,787	301,787	0	301,787
1997	173,148	26,122	76,568	275,839	275,839	0	275,839
1996	137,500	19,406	76,568	233,474	233,474	0	233,474
1995	53,444	3,238	76,568	133,251	133,251	0	133,251
1994	45,222	2,814	71,808	119,844	119,844	25,000	94,844
1993	45,804	941	71,808	118,553	118,553	25,000	93,553
1992	45,804	941	71,808	118,553	118,553	25,000	93,553
1991	45,804	941	71,808	118,553	118,553	25,000	93,553
1990	43,402	941	55,968	100,310	100,310	25,000	75,310
1989	39,456	855	54,912	95,223	95,223	25,000	70,223
1988	32,930	855	46,464	80,249	80,249	25,000	55,249
1987	28,034	855	33,986	62,875	62,875	25,000	37,875
1986	28,154	855	32,846	61,855	61,855	25,000	36,855
1985	27,511	855	17,013	45,379	45,379	25,000	20,379
1984	26,133	855	17,013	44,001	44,001	25,000	19,001

1983	26,133	855	17,013	44,001	44,001	25,000	19,001
1982	26,512	855	17,013	44,380	44,380	25,000	19,380

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
9/20/2012	2591 / 1714	1,100,000	WD	Q2
9/26/2001	1735 / 0093	665,000	WD	Q
8/21/1998	1533 / 2455	575,000	WD	Q
7/1/1994	1316 / 2021	155,000	WD	Q

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