

## Historic Architectural Review Commission

### Staff Report Item 10b

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<b>Meeting Date:</b>	October 28, 2014
<b>Applicant:</b>	Meridian Engineering
<b>Application Number:</b>	H14-01-1607
<b>Address:</b>	#1212 Duval Street
<b>Description of Work:</b>	Demolition of non-historic addition and stairs on contributing house.
<b>Building Facts:</b>	The house located at 1212 Duval Street is listed as a contributing resource. The two-story frame vernacular house first appears on the 1889 Sanborn map. The house undergoes multiple transformations from a single-family home into multiple-family units. The house has a one-story and a two-story rear addition, and neither are historic.
<b>Ordinance and Guidelines Cited in Review:</b>	Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### Staff Analysis

The Certificate of Appropriateness in review proposes the demolition of a non-historic rear addition, side exterior stairs and landing, and a shed in the backyard. None of these structures appear on the 1962 Sanborn map or a 1968 aerial photograph and are not historic. Therefore, these plans can be considered for demolition. If the demolition is approved this will constitute as the only review for this request.

# Application

# HISTORIC ARCHITECTURAL REVIEW APPLICATION



## CITY OF KEY WEST BUILDING DEPARTMENT

### CERTIFICATE OF APPROPRIATENESS

APPLICATION #14-01-1607

OWNER'S NAME:

Todd Kemp

DATE:

10-01-14

OWNER'S ADDRESS:

PHONE #:

904 910-1072

APPLICANT'S NAME:

Meridian Engineering, LLC

PHONE #:

305 293-3263

APPLICANT'S ADDRESS:

201 Front St., Suite 203, Key West, FL 33040

ADDRESS OF CONSTRUCTION:

1212 Duval Street

# OF  
UNITS

1

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

#### DETAILED DESCRIPTION OF WORK:

Renovate existing house including adding Lexan hurricane shutters and new A/C compressors as needed for the entire property. Demolish the existing concrete stairs and access to the second floor from the north side of the house. Remove a rear non-historical portion of the building and shed. Create a new rear deck/pool area and adding the necessary pool equipment.

*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.

Date: 10-01-14

Applicant's Signature: \_\_\_\_\_

#### 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:\$ PAID

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Building is contributing. Frame vernacular built before 1889  
- U.S. Secretary of the Interior's Standards  
- Additions, alterations, and new constructions guidelines  
- Ordinance for demolition

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

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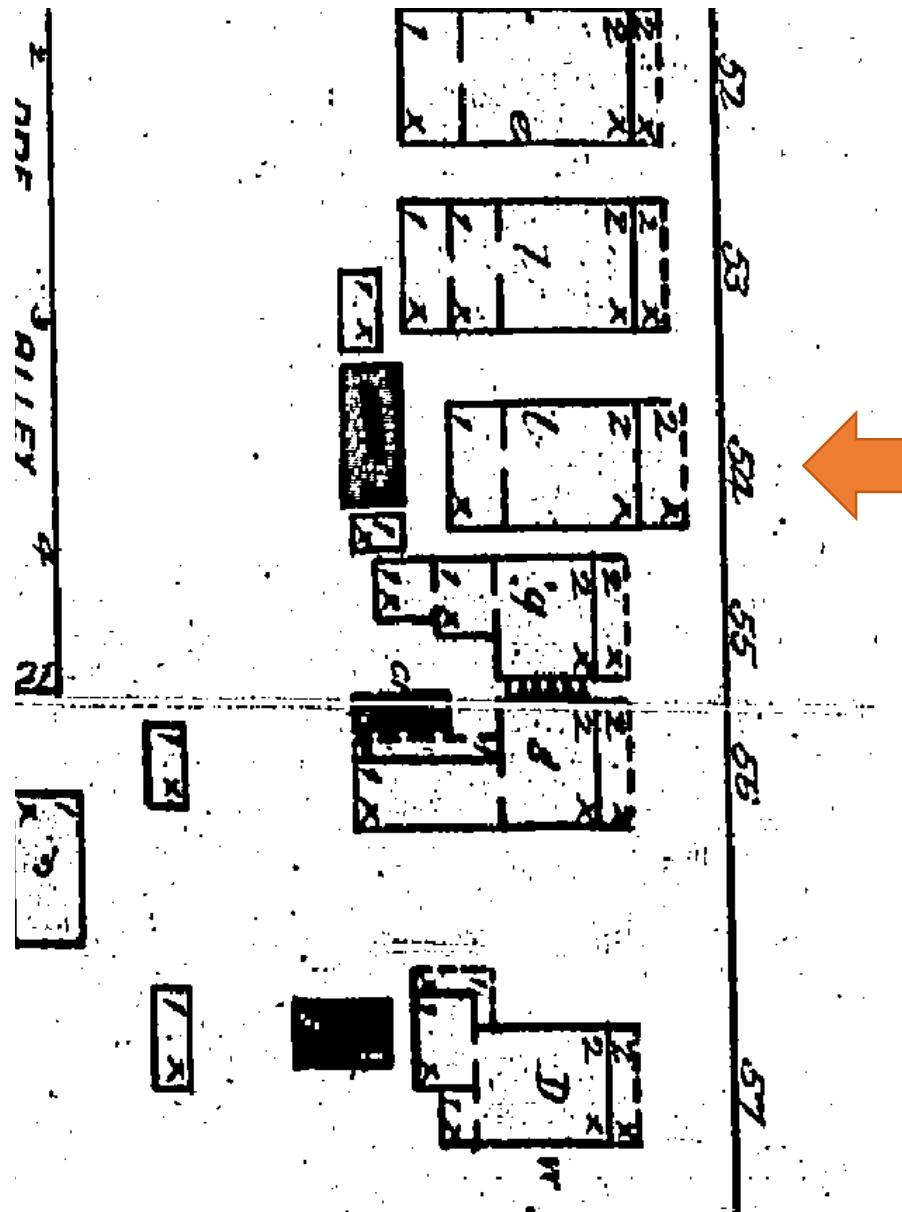
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Date: \_\_\_\_\_

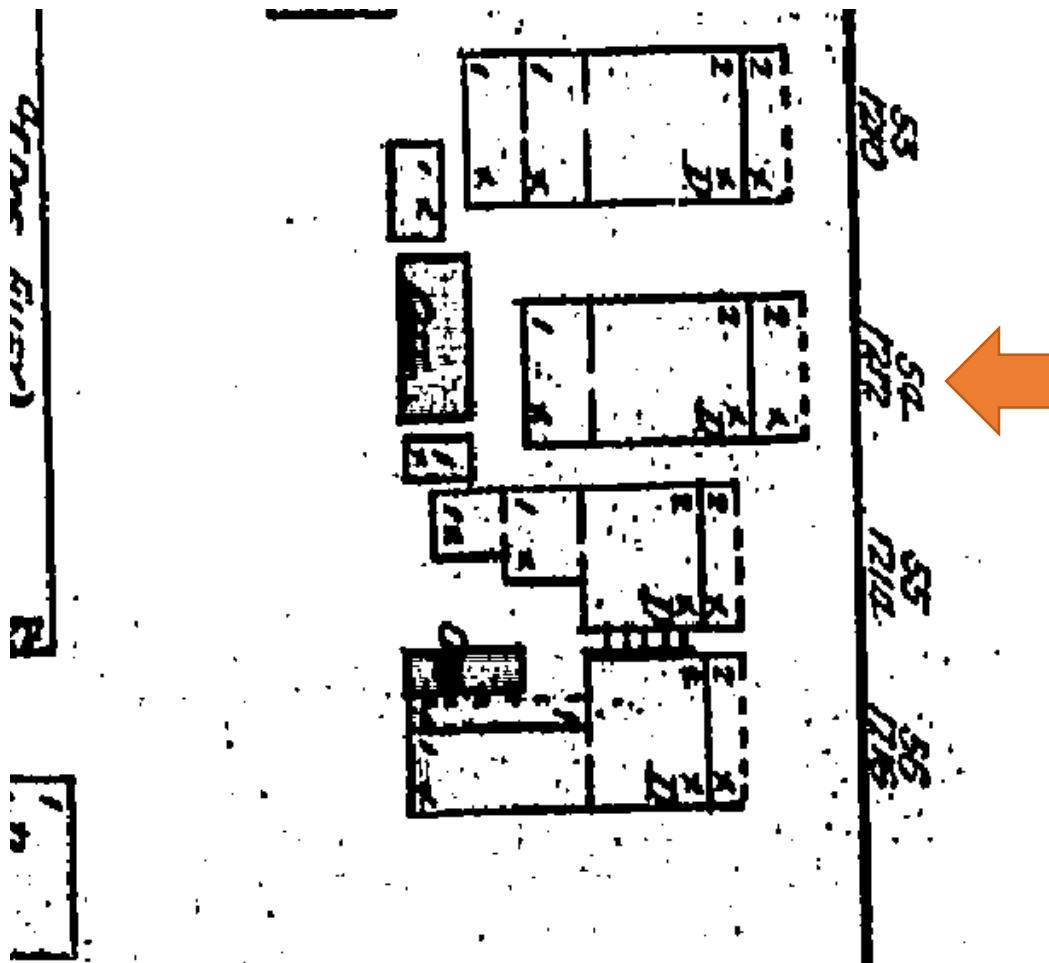
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

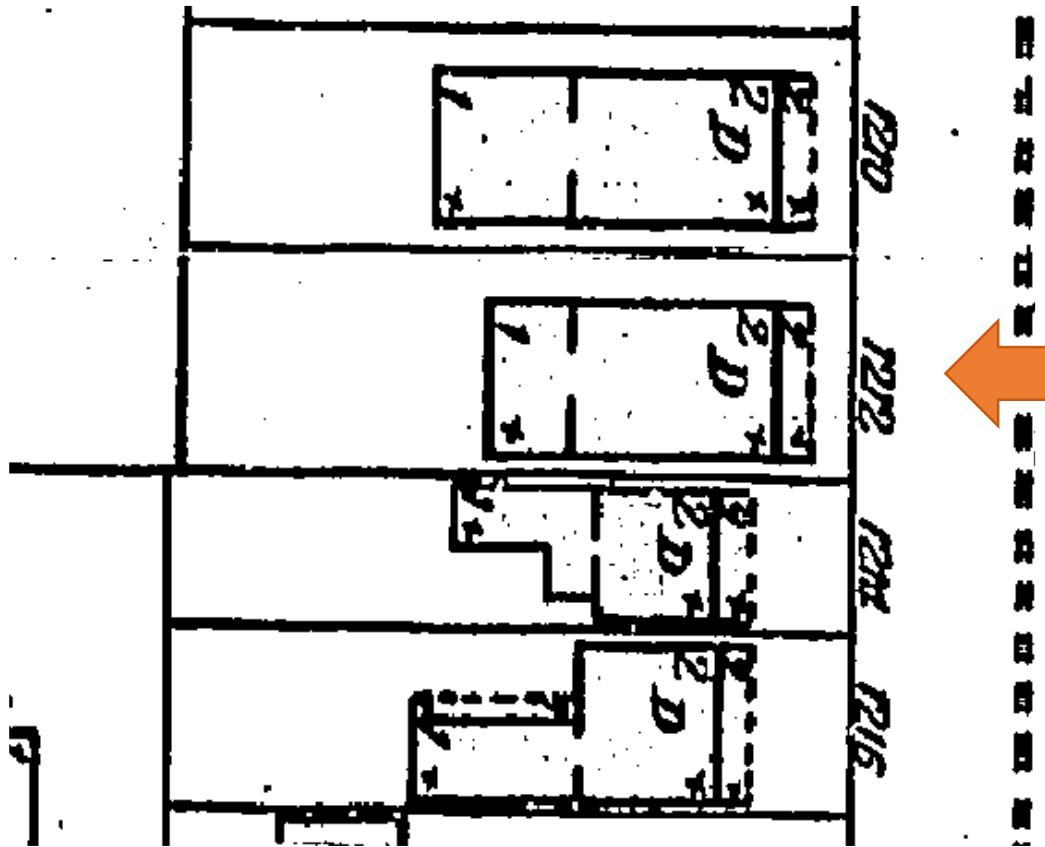
# Sanborn Maps



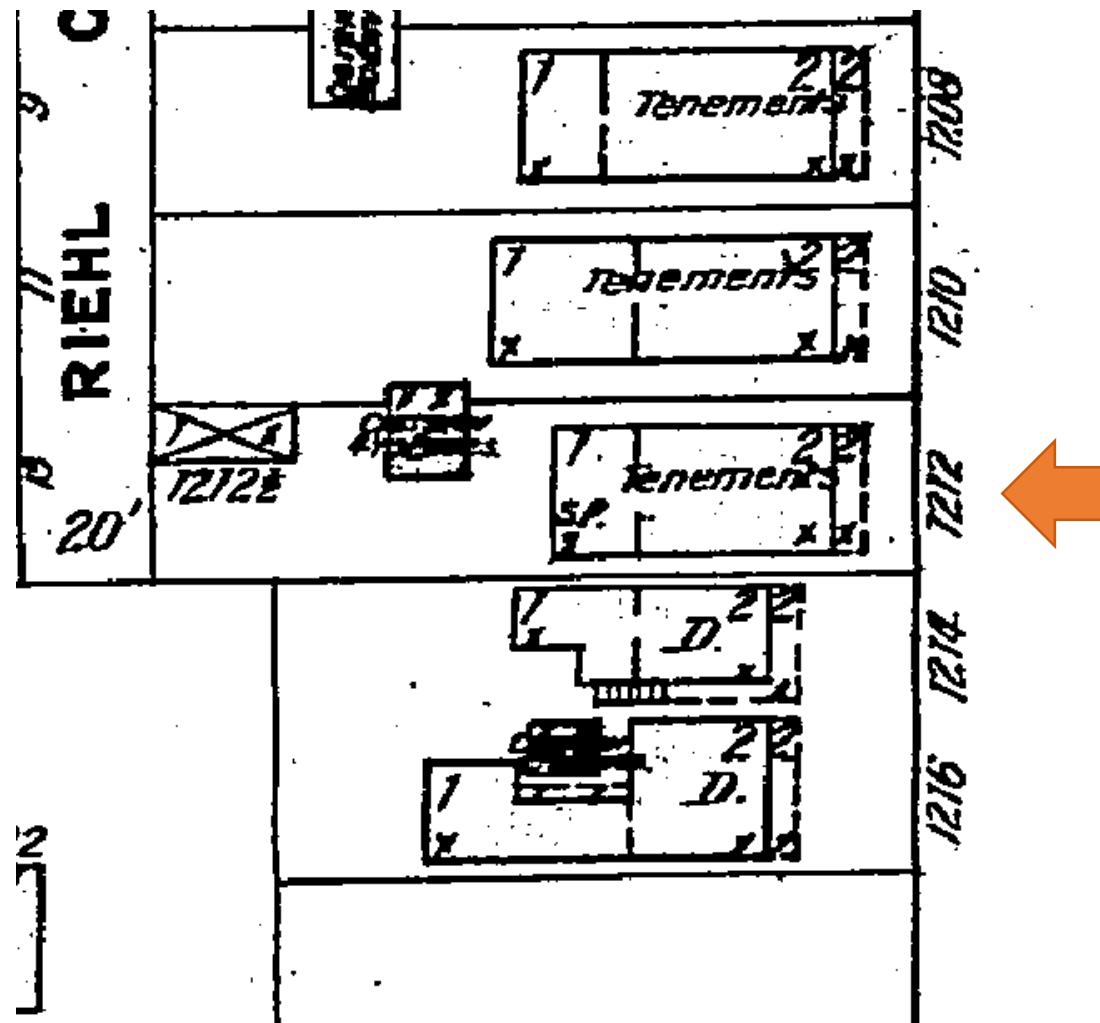
## 1889 Sanborn Map



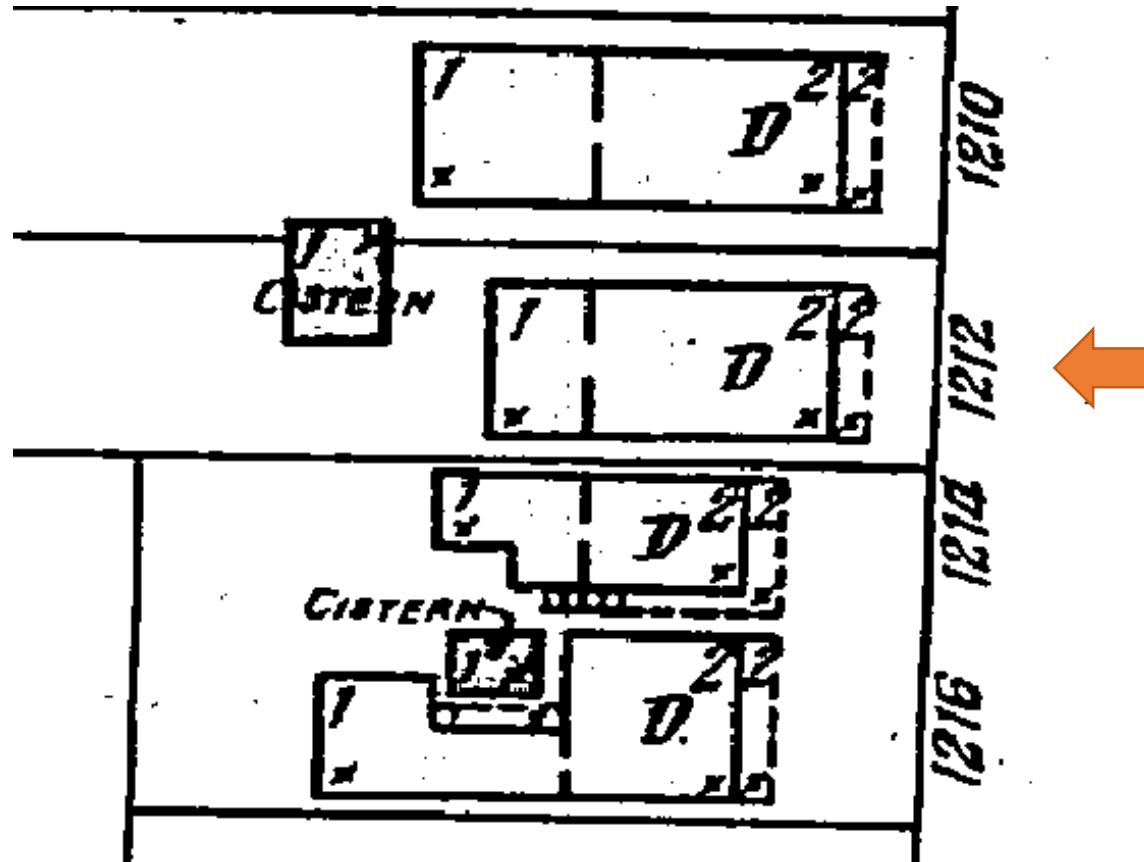
1892 Sanborn Map



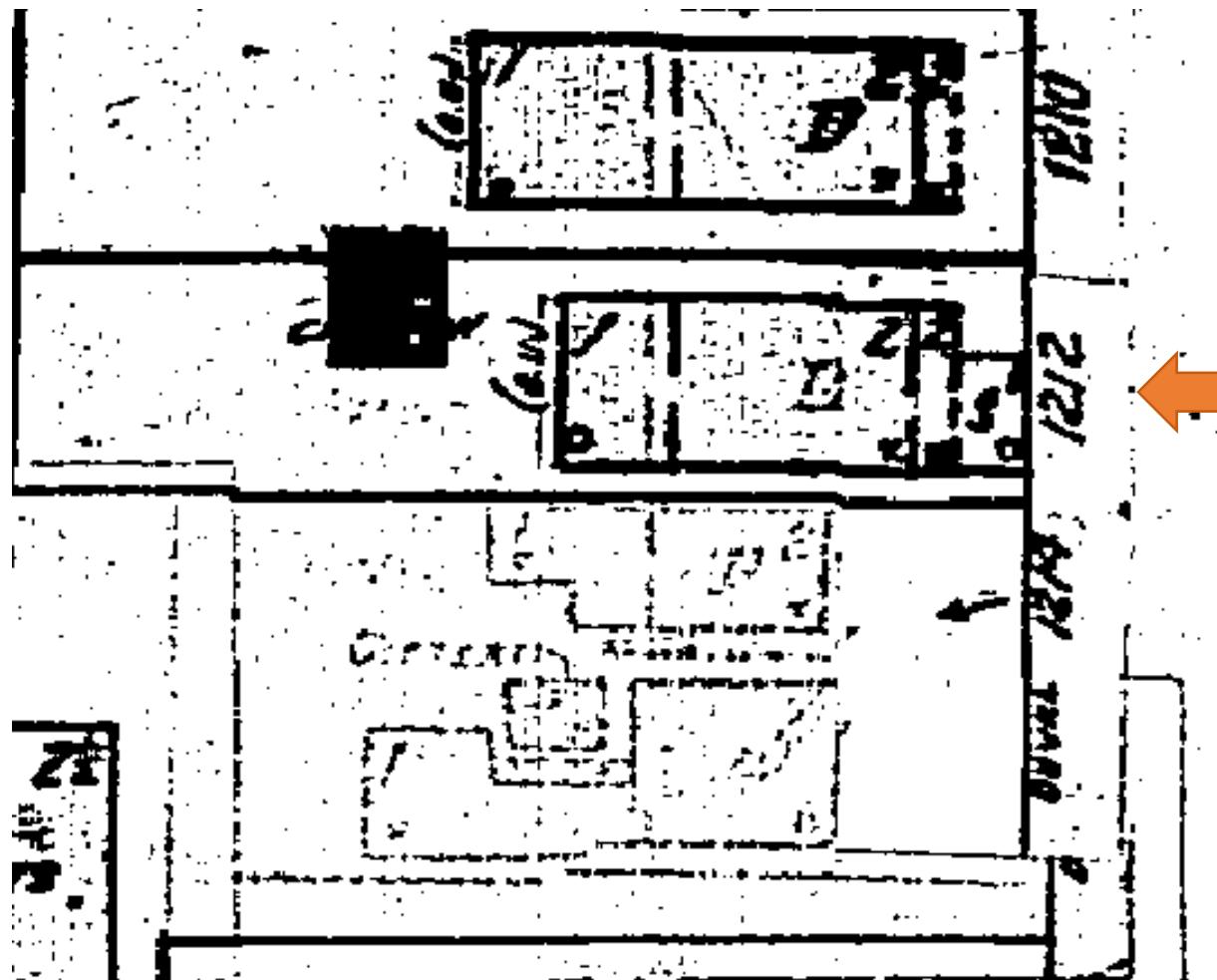
1899 Sanborn Map



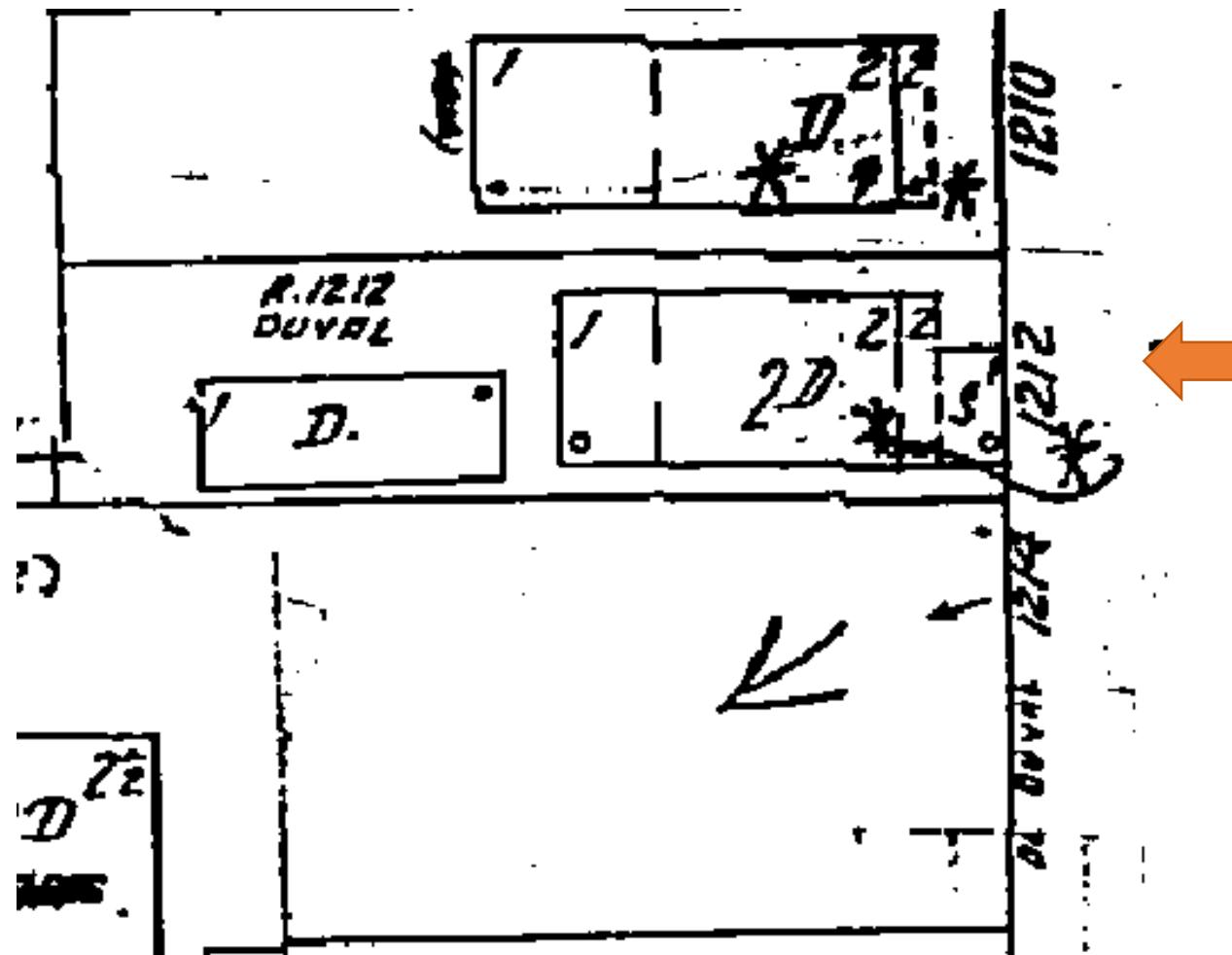
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



# 1962 Sanborn Map

## **Project Photos**



1965 Property Appraiser's Photo of 1212 Duval Street.  
Monroe County Public Library.



2011 Photo of 1212 Duval Street.  
Monroe County Public Library.

**Front Elevation photographs:**



1. Photograph of the front of 1212 Duval Street



2. Photographs of the front sides- Left side and right side respectively.

Removal of rear portion of home:

3. Photographs of rear portions to be removed



One story addition & shed to be removed



South side portion of one story



North side portion of one story



Shed and concrete to be removed

Photographs of the adjacent rear properties:



Looking left



Looking right



Second lot to north of property



Green area of property to south

4. Photographs of adjacent front properties:



Property to the south



Property to the north



Property across street to the north



Property across the street to the south

HARC Application 1212 Duval Street



Directly across the street looking east down Louisa Street



Duval Street looking north



Duval Street looking south

# **Survey**



# **Proposed design**

# Todd Kemp - RESIDENTIAL RENOVATION

1212 DUVAL STREET, KEY WEST, FLORIDA 33040

## SITE DATA

SITE ADDRESS: 1212 DUVAL ST., KEY WEST, FL 33040  
RE: 00029100-000000  
ZONING: HRC-3 (HISTORIC RESIDENTIAL COMMERCIAL CORE - 3)  
FLOOD ZONE: AE 7  
F.I.R.M.: COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 6-6-25  
LEGAL DESCRIPTION: KW PT LOT 2 SQR 9 TR 11 H2-258  
SETBACKS: FRONT 5 FT, SIDE 5 FT, REAR 15 FT, STREET SIDE 7.5 FT  
BUILDING COVERAGE 50% EXISTING- 56% PROPOSED- 36%  
IMPERVIOUS COVERAGE 60% EXISTING- 74% PROPOSED- 60% : NO SWALES ARE REQUIRED DUE TO REDUCTION IN IMPERVIOUS AREA  
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB

## INDEX OF DRAWINGS

SHEET CS-1 - SITE DATA, DEMO SITE & PROPOSED SITE PLANS, ADJACENT PROP. ELEV.  
SHEET A-1 - PROPOSED ELEVATIONS  
SHEET A-2 - DEMOLITION AND PROPOSED FLOOR PLANS  
SHEET A-3 - EXISTING ELEVATIONS



## PROPOSED REAR ELEVATION W/ADJACENT PROPERTIES (from Thompson St.)

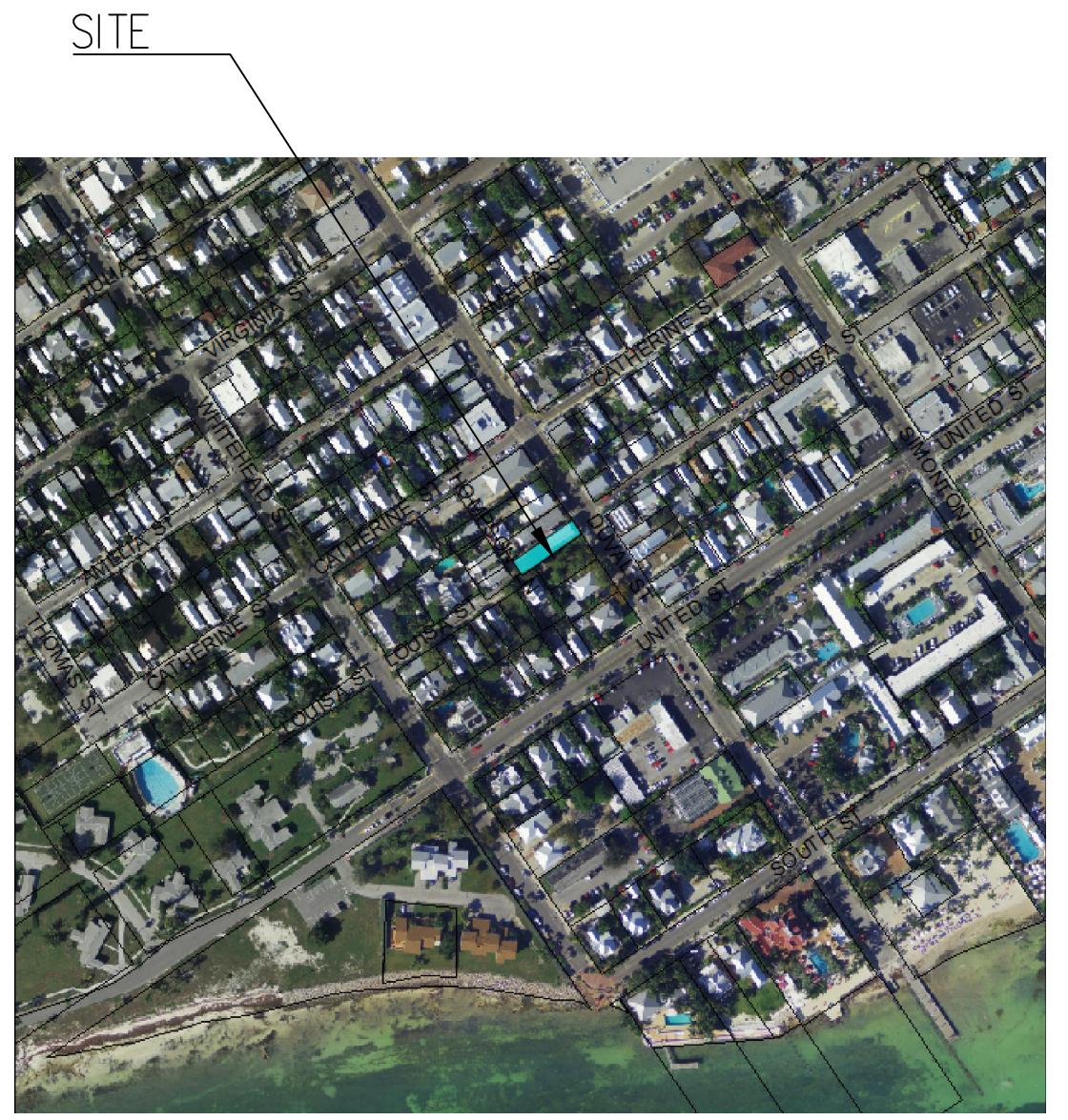
3  
C-1

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

## HARC APPLICATION # H14 - 01 - 1607

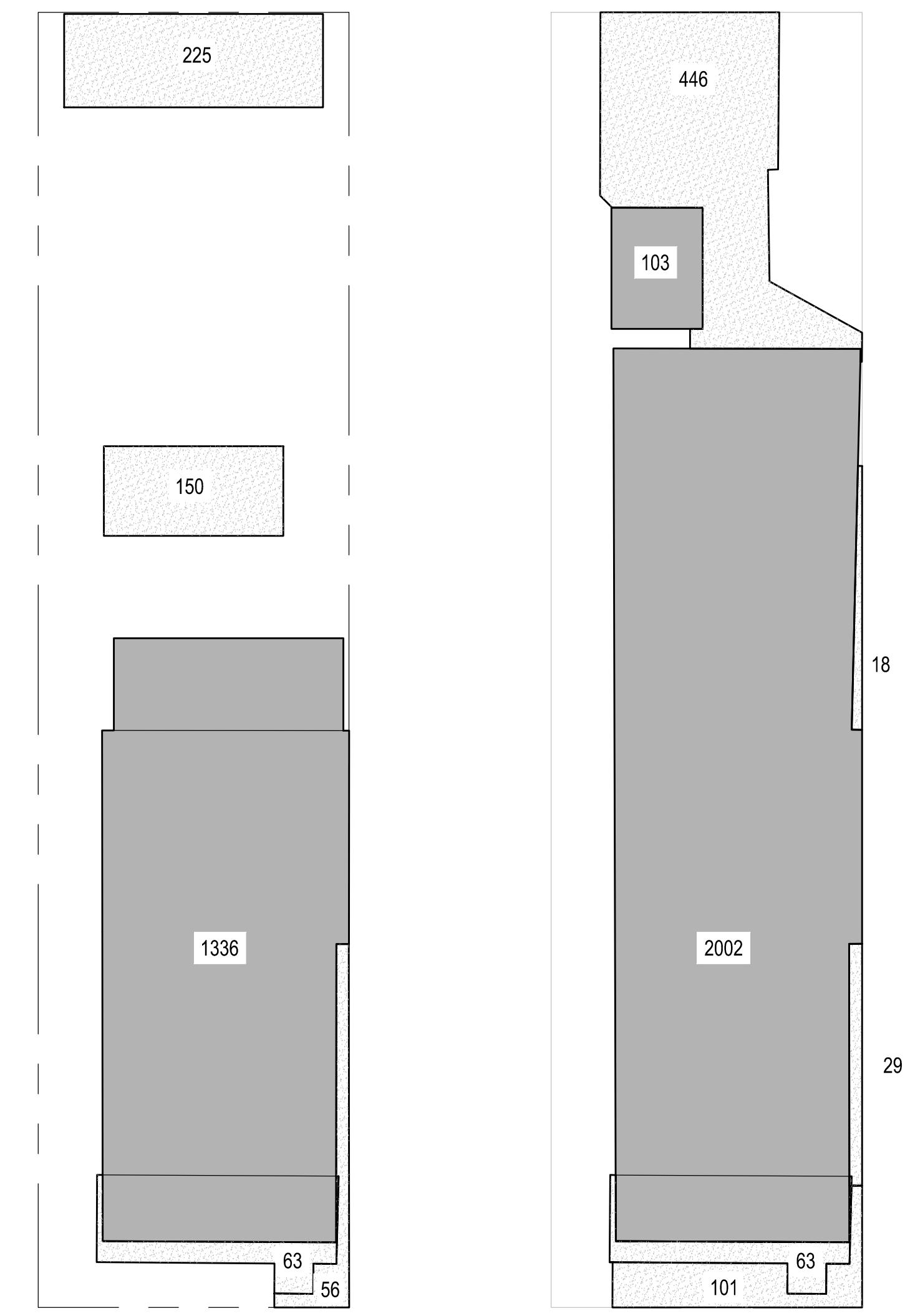
## PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000			
SETBACKS:				
FRONT	NO CHANGE	4.33'	5'	NONE
STREET SIDE	NO CHANGE	3.8'	7.5'	NONE
SIDE	NO CHANGE	11.9' (exist. agree'mt deed)	5'	NONE
REAR	NO CHANGE	18.9'	15'	NONE
LOT SIZE	NO CHANGE	3,750 SQ. FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,336 SQ.FT. 36%	2,105 SQ. FT. 56%	50% MAX	NONE
FLOOR AREA	1,990 SQ.FT. 0.53	2,852 SQ. FT. 0.76	1.0	NONE
BUILDING HEIGHT	NO CHANGE	30.25	35 MAX	NONE
IMPERVIOUS AREA	2,250 SQ.FT. 60%	2,762 SQ. FT. 74%	60% MAX	NONE



LOCATION MAP  
2  
CS-1

SCALE: NOT TO SCALE



PROPOSED  
BUILDING COVERAGE: 1,336 SQFT / 36%  
IMPERVIOUS: 2,250 SQFT / 60%

EXISTING  
BUILDING COVERAGE: 2,105 SQFT / 56%  
IMPERVIOUS: 2,762 SQFT / 74%

3  
C-1

SITE BLDG & IMPERVIOUS COVERAGE

SCALE: NOT TO SCALE

2  
CS-1

SITE DEMOLITION  
DUVAL STREET

SCALE: 1" = 10'-0"

CS-1

DUVAL STREET

PROPOSED SITE PLAN  
DUVAL STREET

SCALE: 1" = 10'-0"

CS-1

DUVAL STREET

PROPOSED SITE PLAN  
DUVAL STREET

SCALE: 1" = 10'-0"

CS-1

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PROPOSED SITE PLAN  
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DUVAL STREET

PROPOSED SITE PLAN  
DUVAL STREET

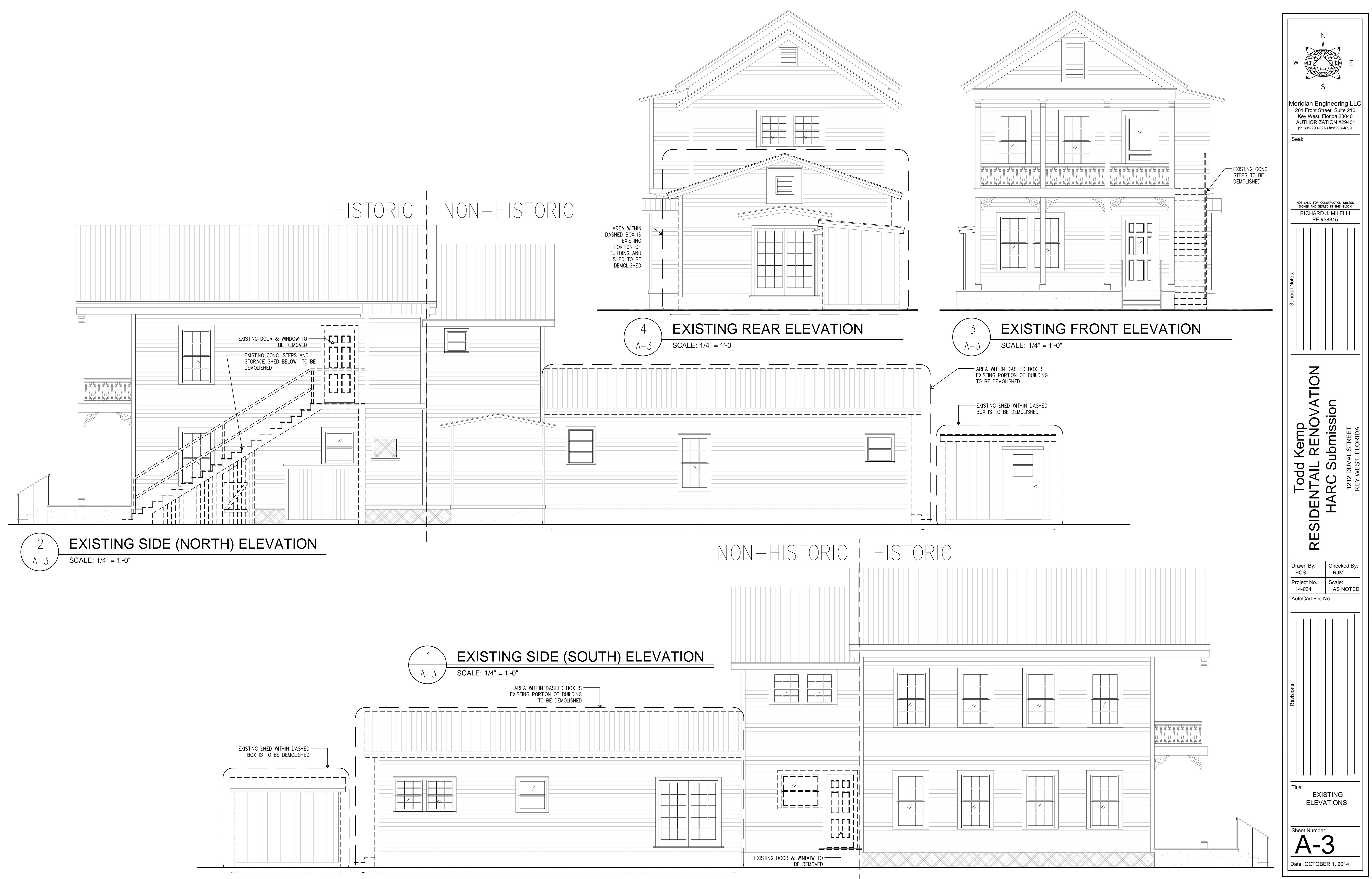
SCALE: 1" = 10'-0"

CS-1

DUVAL STREET

PROPOSED SITE PLAN  
DUVAL STREET

SCALE: 1" =



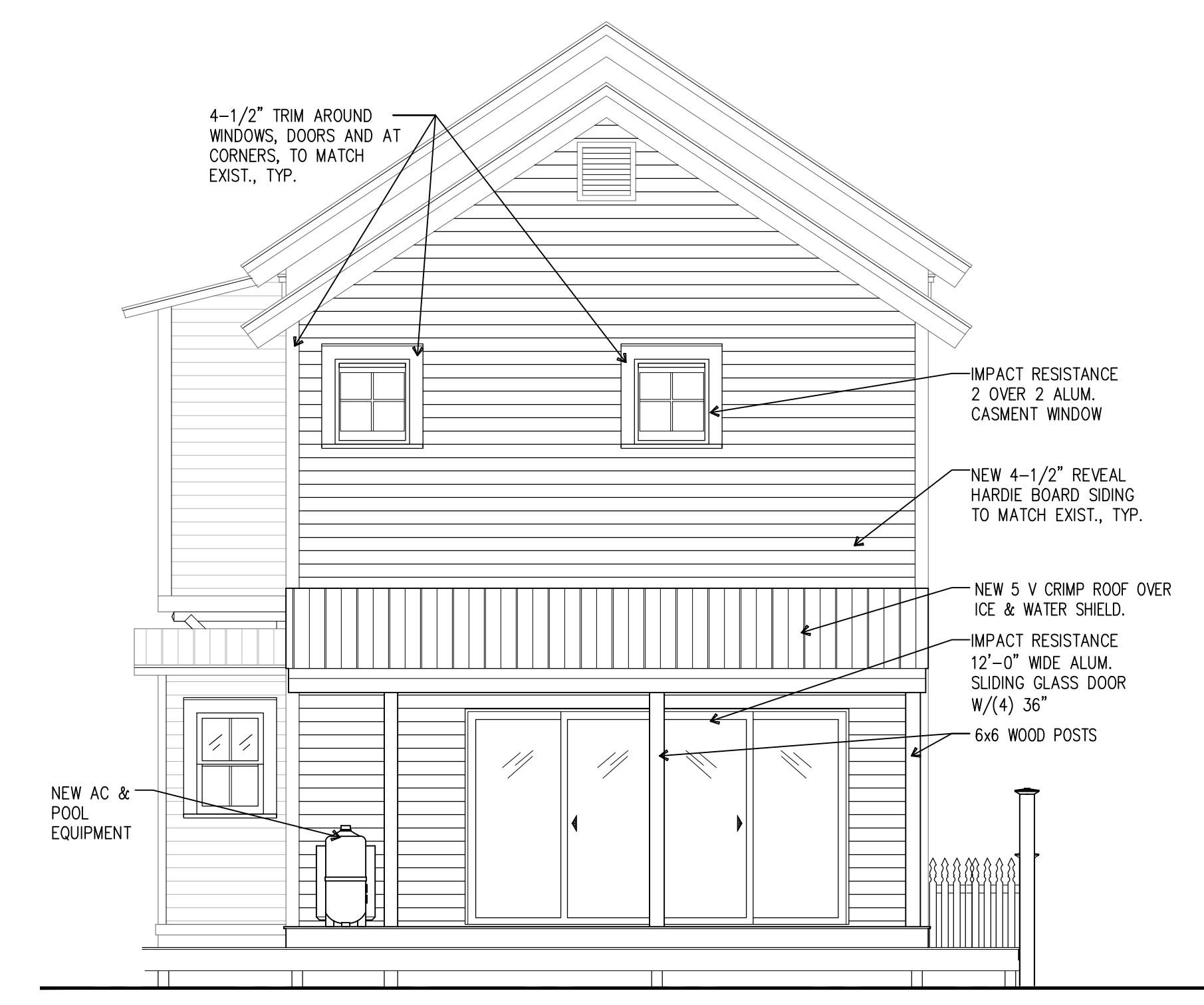
HISTORIC

NON-HISTORIC



PROPOSED SIDE (NORTH) ELEVATION

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

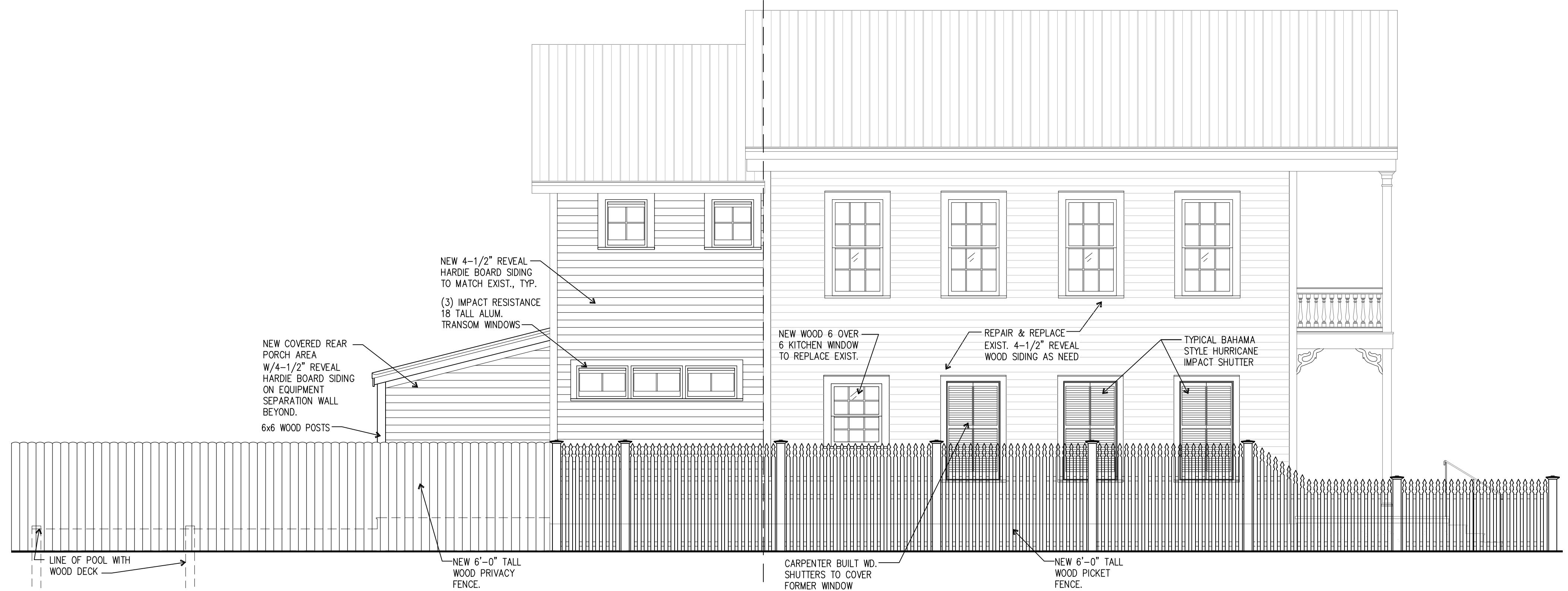
2  
A-3

PROPOSED REAR ELEVATION

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

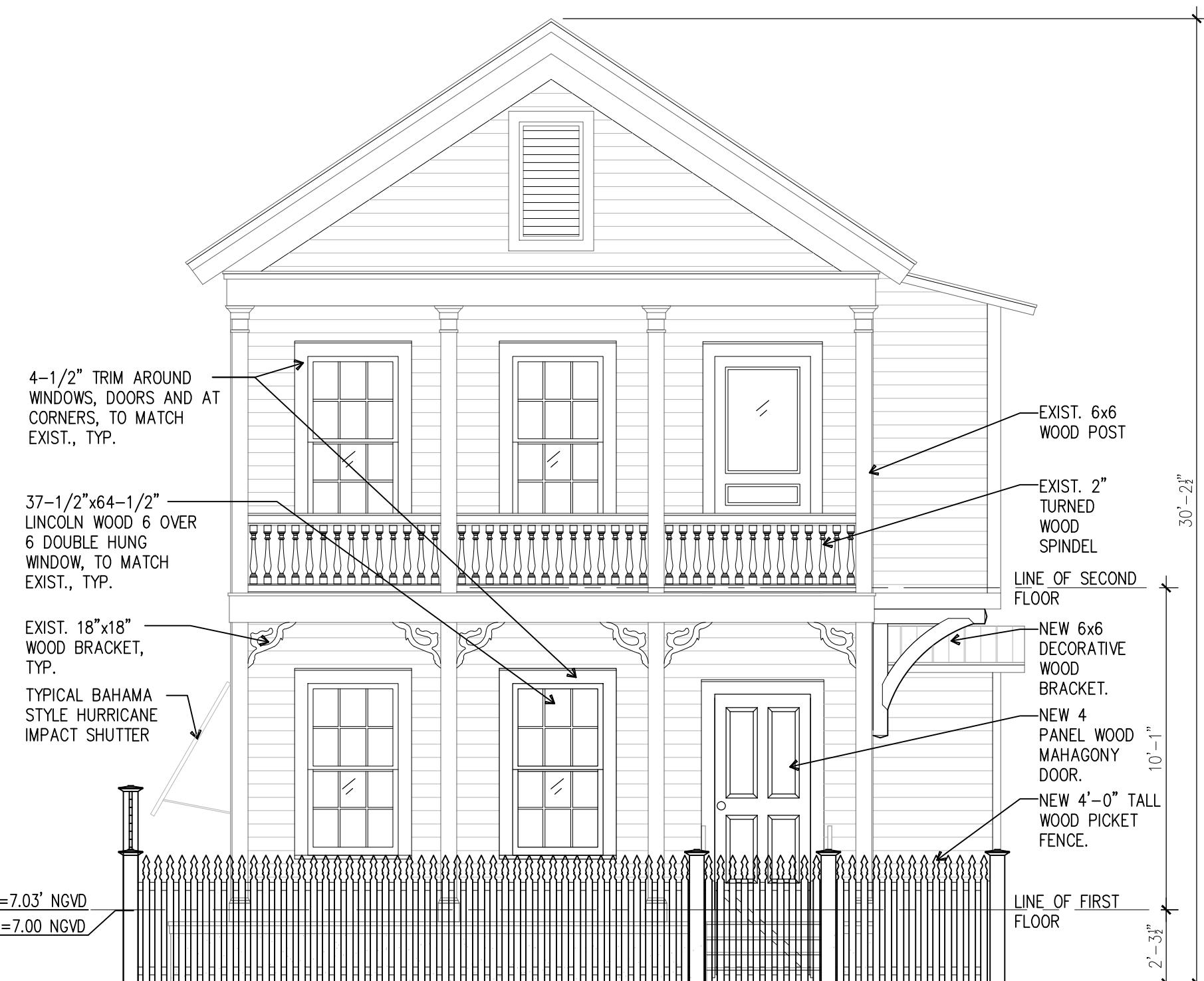
4  
A-1

NON-HISTORIC HISTORIC



PROPOSED SIDE (SOUTH) ELEVATION

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

1  
A-3

PROPOSED FRONT ELEVATION

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

1  
A-1

# Todd Kemp RESIDENTIAL RENOVATION HARC Submission

1212 DUVAL STREET  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM  
Project No.: 14-034  
Scale: AS NOTED  
AutoCad File No.:  
Revisions:

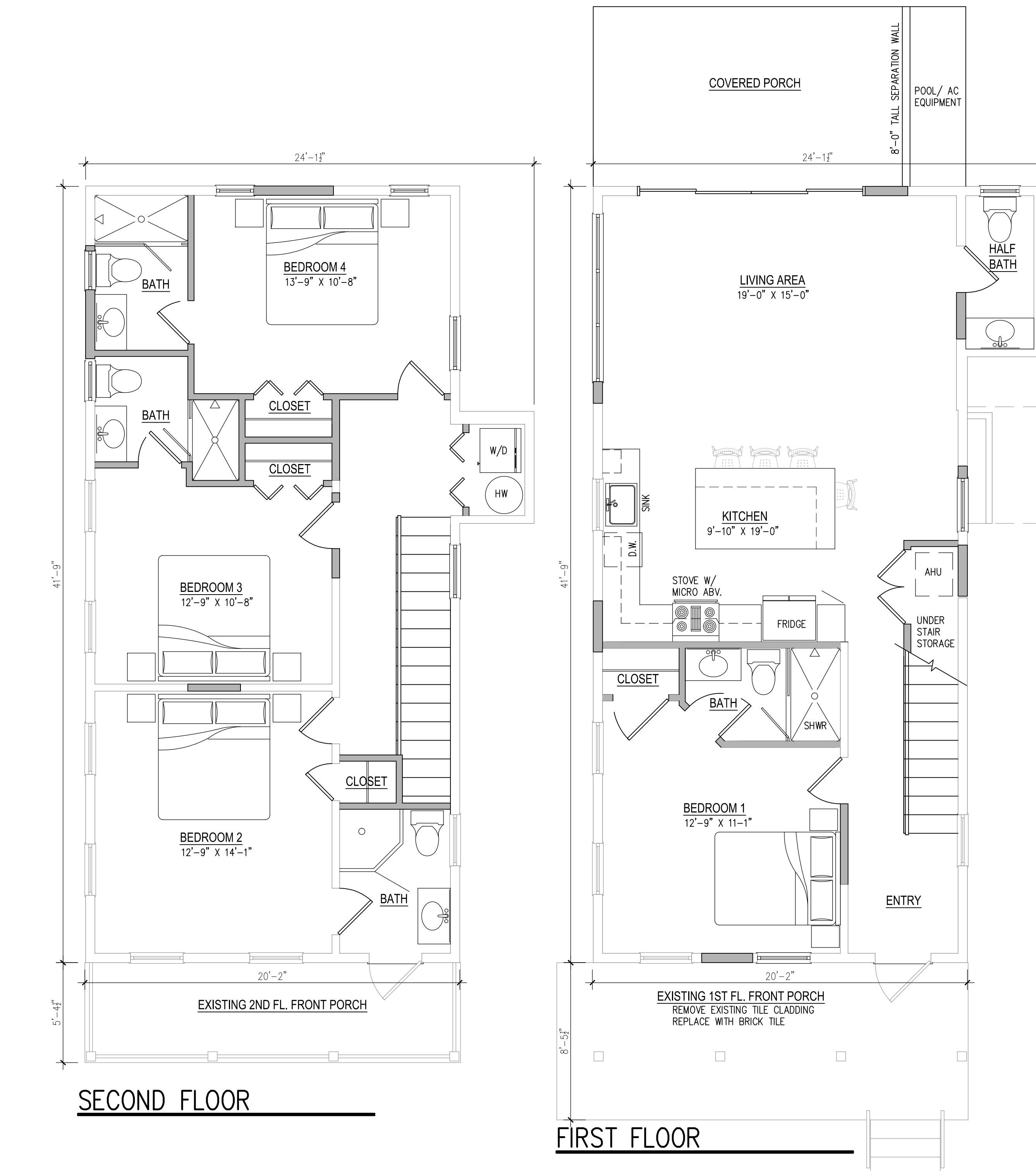
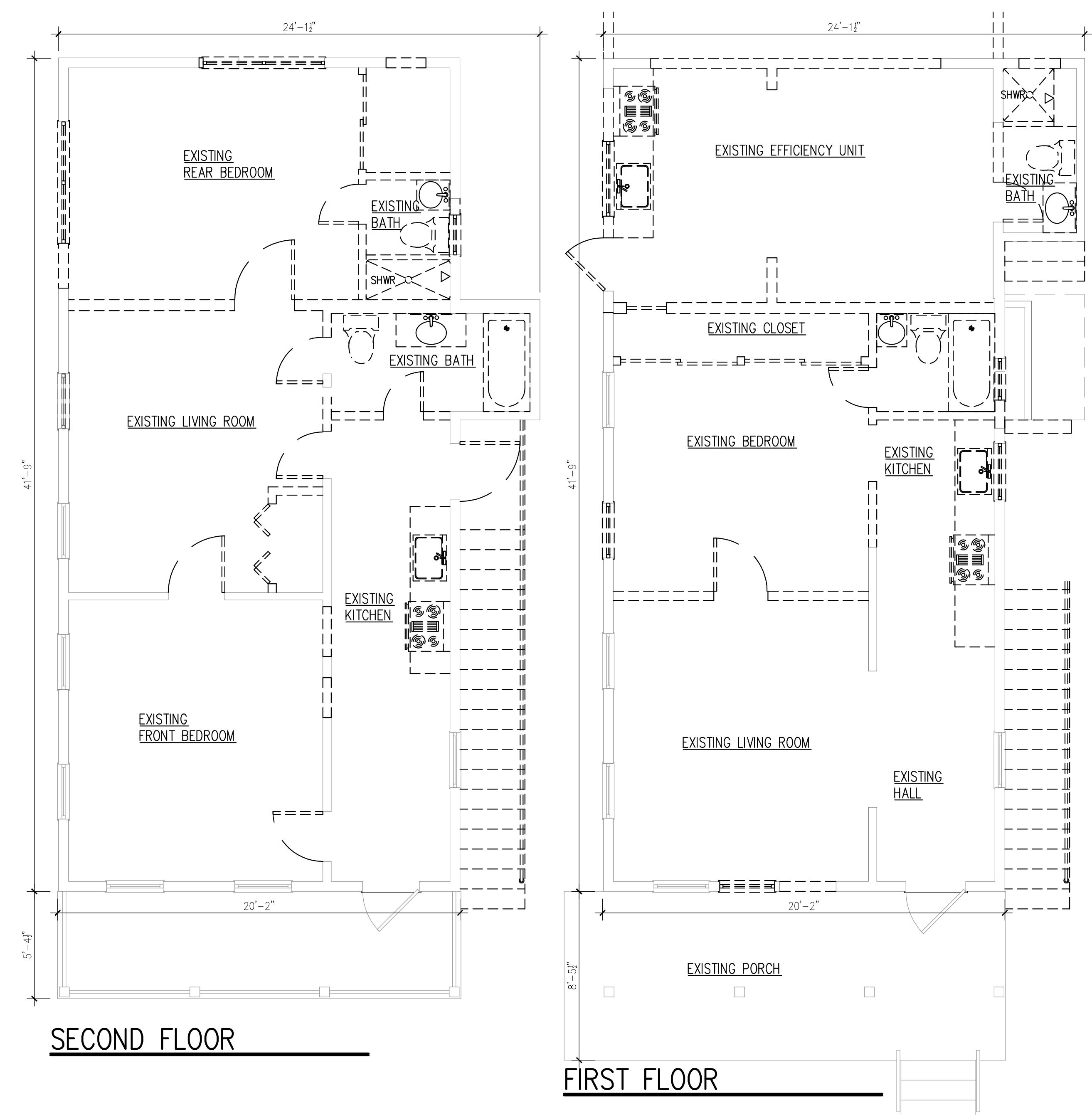
Title: PROPOSED ELEVATIONS  
Sheet Number: A-1  
Date: OCTOBER 1, 2014

N  
W  
E  
S  
Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-233-3263 fax:233-4899

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

1  
A-1  
Date: OCTOBER 1, 2014



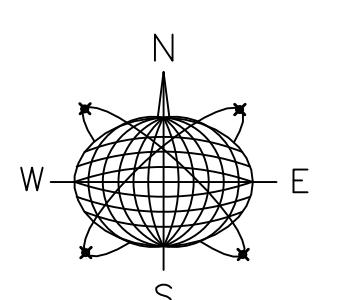
# Todd Kemp RESIDENTIAL RENOVATION HARC Submission

1212 DUVAL STREET  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM  
Project No.: 14-034  
Scale: AS NOTED  
AutoCad File No.

Revisions:

Title: EXISTING/  
DEMOLITION  
AND PROPOSED  
FLOOR PLANS  
Sheet Number:  
**A-2**  
Date: OCTOBER 1, 2014



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-233-3263 fax:233-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THIS BLOCK  
RICHARD J. MILELLI  
PE #58315

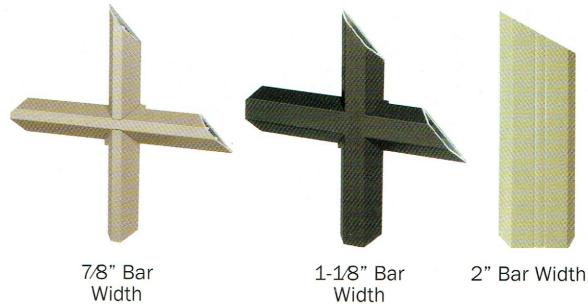
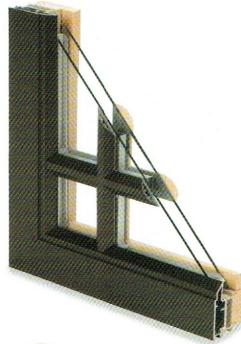
General Notes:



There are not only choices in the glass itself, there's also variation in glazing. Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

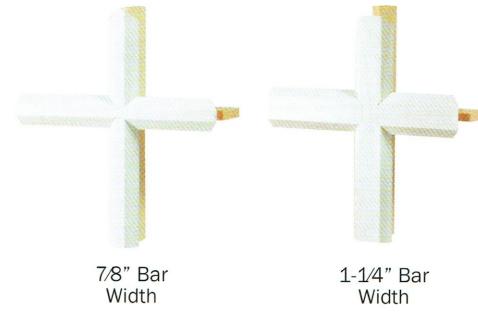
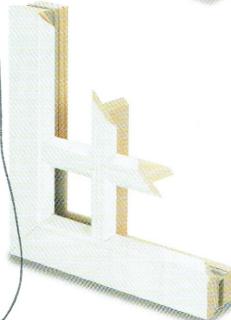
## Simulated Divided Lites

Windows and doors may be enhanced with simulated divided lites. Both the interior wood bars and the exterior bars (aluminum or vinyl) are sealed to the glass with 3M adhesives. Simulated divided lite products may be ordered with or without an internal aluminum gridwork; internal grille choices include mill finish and bronze. Simulated divided lites are available in 7/8", 1-18" and 2" bar widths.



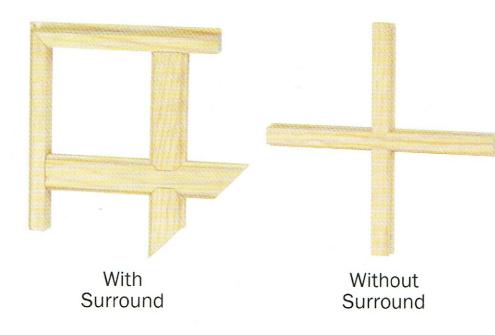
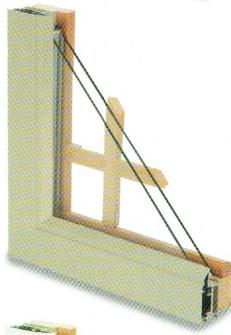
## Lincoln Divided Lites

Authentic lite division produced with 7/8" and 1-1/4" bar widths, Lincoln Divided Lites are produced as primed units only. Utilizing the 1-1/4" bar enables the product to encompass insulated glass. The 7/8" bar, however, is only available in single glazed units.



## Removable Interior Wood Grilles

Interior wood grilles are available in single profile widths of 5/8", 1', and 1-1/4" and in a double profile width of 7/8". With or without a surround is an additional choice. Interior grilles offer the convenience of removal for the cleaning of interior glass. There is no obstruction to the exterior glass.



## Internal Aluminum Grilles

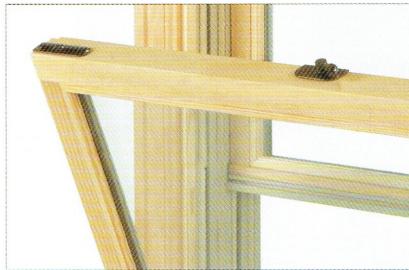
Another unobtrusive manner of lite division is the addition of an internal aluminum grille. Inserted at time of insulated glass fabrication, internal aluminum grilles are 11/16" double profile and are available in all eight of our standard clad colors and six two-toned options.



# DOUBLE HUNG AND GLIDER WINDOWS

## Tilt Latch and Window Locks

Double hung locks and tilt latches are color matched in seven hardware finishes. Two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" have one lock. Tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease. Made to last and stay out of sight, these lock options are sure to please.



## Concealed Jambliner

Take the traditional design and elegance of the Lincoln Double Hung window a step further with the addition of our Concealed Jambliner Upgrade. The upgrade gives you a softer look without sacrificing the optimum functionality of the window.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine laminate to give more wood warmth when the window is closed. The perfect option when choosing one of our five alternative wood species.

Another great feature of this jambliner upgrade is the equal sash design. Both sash will share equal dimensions and will allow the site lines to match up vertically.



# **Noticing**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a special public hearing at 5:30 p.m., October 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS OF CONTRIBUTING HOUSE AND ONE STORY ADDITION. DEMOLITION OF NON-HISTORIC ADDITION AND STAIR ON CONTRIBUTING HOUSE.**

**FOR- #1212 DUVAL STREET**

**Applicant- Meridian Engineering**

**Application # H14-01-1607**

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

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

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Richard  
J. Milelli, 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:

1212 Duval St on the  
23 day of October, 2014.

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 October 28, 2014.

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 H14-01-1607.

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

**Signed Name of Affiant:**

Richard J. Milelli  
**Date:** 10/23/14  
**Address:** 201 Front St Ste 203  
**City:** Key West  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 23rd day of October, 2014.

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

**NOTARY PUBLIC**

Sign Name: Marion Hope Casas

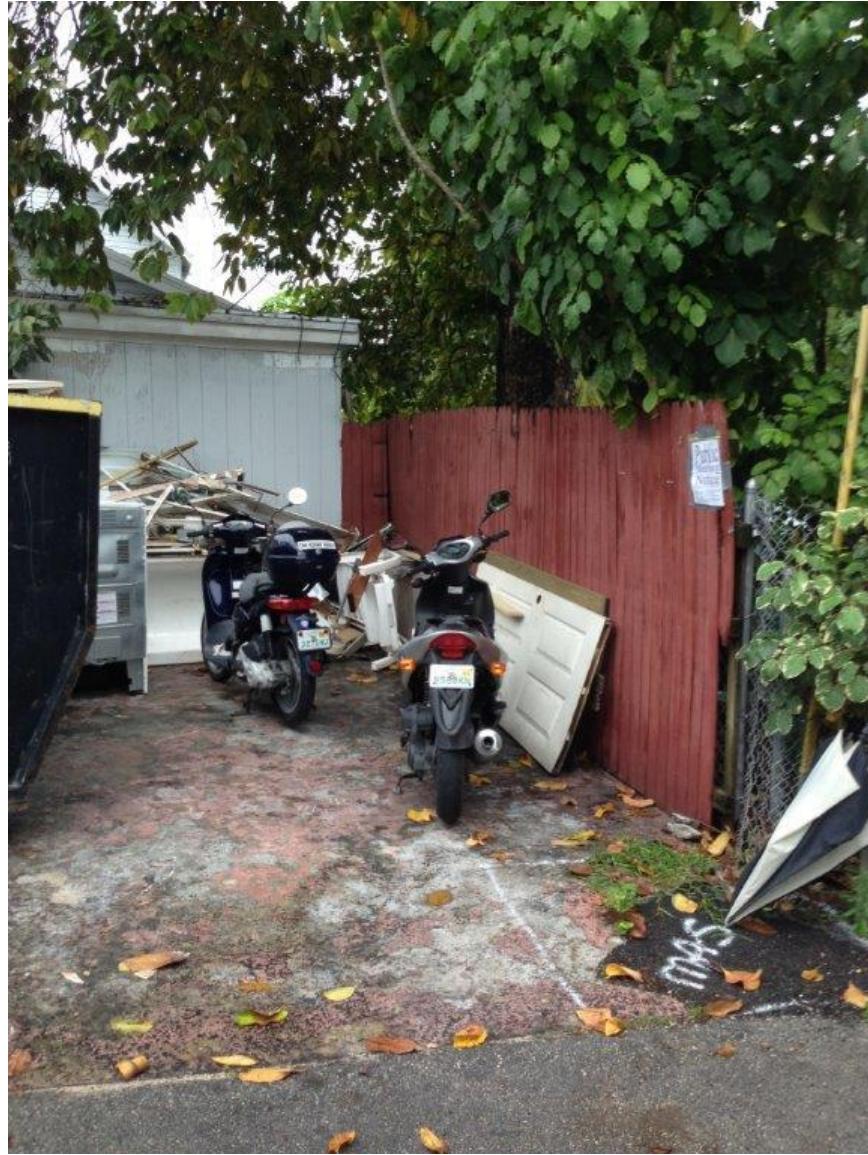
Print Name: MARION HOPE CASAS

Notary Public - State of Florida (seal)

My Commission Expires: \_\_\_\_\_







# **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 Key West office of the Property Appraiser will be closing  
Friday, October 24th at noon.**

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

**Property Record Card -  
Maps are now launching the new map application version.**

**Alternate Key: 1029882 Parcel ID: 00029100-000000**

### **Ownership Details**

**Mailing Address:**

NEW POTTER'S COTTAGE LLC  
PO BOX 527  
KEY WEST, FL 33041-0527

### **Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable  
Housing:** No

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

**Property Location:** 1212 DUVAL ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 9 TR 11 H2-258 OR226-443/444 OR912-243L/E OR1055-1825 OR1055-1826R/S  
OR1055-1827L/E OR1168-966 OR1782-2468/70E OR1782-2471 OR2321-521/25AFF OR2697-1728/29

**Click Map Image to open interactive viewer**



## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	125	3,750.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2488  
**Year Built:** 1892

## Building 1 Details

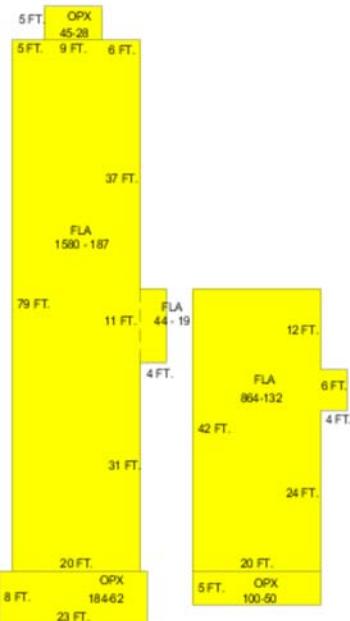
Building Type R4	Condition A	Quality Grade 550
Effective Age 25	Perimeter 338	Depreciation % 32
Year Built 1892	Special Arch 0	Grnd Floor Area 2,488
Functional Obs 0	Economic Obs 0	

**Inclusions:** R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 5
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
0	FLA	12:ABOVE AVERAGE WOOD	1	1990				44
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	1,580
2	OPX		1	1990	N	N	0.00	45
4	OPX		1	1990	N	N	0.00	184
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	864

6 OPX	1	1990	N	N	0.00	0.00	100
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## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	474 SF	0	0	1987	1988	2	40
2	UB2:UTILITY BLDG	108 SF	12	9	1977	1978	3	50
3	TK2:TIKI	110 SF	10	11	1987	1988	3	40
4	PT5:TILE PATIO	84 SF	0	0	1987	1988	4	50
5	FN2:FENCES	30 SF	15	2	1977	1978	5	30
6	FN2:FENCES	456 SF	76	6	1977	1978	2	30
7	FN2:FENCES	70 SF	14	5	1977	1978	4	30
9	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
10	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

## Appraiser Notes

2002-5-1 - \$10,000 SALE OR1782-2468/70 IS AN EASEMENT (4'3" X 125') WHICH IS FOR AN ENCROACHMENT. LG

## 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	261,123	7,207	244,294	512,624	455,761	0	512,624
2013	246,314	7,225	227,250	480,789	414,329	0	480,789
2012	246,314	7,243	123,106	376,663	376,663	0	376,663
2011	250,046	7,483	170,454	427,983	420,889	0	427,983
2010	253,778	7,649	121,200	382,627	382,627	0	382,627
2009	278,877	7,890	324,073	610,840	610,840	0	610,840
2008	257,253	8,056	375,000	640,309	640,309	0	640,309
2007	240,344	7,848	618,750	866,942	866,942	0	866,942
2006	373,557	8,094	356,250	681,867	681,867	0	681,867
2005	317,171	8,416	262,500	588,087	588,087	25,000	563,087
2004	227,600	8,663	187,500	423,763	423,763	0	423,763
2003	273,120	8,985	78,750	360,855	360,855	0	360,855
2002	234,307	9,232	78,750	322,290	322,290	0	322,290
2001	220,249	9,553	78,750	308,552	247,077	25,000	222,077
2000	220,249	10,930	79,688	310,867	247,453	25,000	222,453
1999	201,504	10,305	79,688	291,497	233,445	25,000	208,445
1998	165,639	8,347	79,688	253,675	218,137	25,000	193,137

<b>1997</b>	155,896	8,083	72,188	236,167	209,847	25,000	184,847
<b>1996</b>	114,138	6,357	72,188	192,682	190,924	25,000	165,924
<b>1995</b>	114,138	6,660	72,188	192,986	188,019	25,000	163,019
<b>1994</b>	102,075	6,210	72,188	180,472	180,472	25,000	155,472
<b>1993</b>	102,075	6,479	72,188	180,742	180,742	25,000	155,742
<b>1992</b>	124,531	6,721	72,188	203,440	203,440	25,000	178,440
<b>1991</b>	124,531	7,001	72,188	203,721	203,721	50,500	153,221
<b>1990</b>	129,664	7,245	60,938	197,846	197,846	50,500	147,346
<b>1989</b>	81,448	6,832	60,000	148,280	148,280	50,500	97,780
<b>1988</b>	31,080	0	56,250	87,330	87,330	25,500	61,830
<b>1987</b>	30,689	0	39,844	70,533	70,533	25,500	45,033
<b>1986</b>	30,860	0	38,250	69,110	69,110	25,500	43,610
<b>1985</b>	29,889	0	38,250	68,139	68,139	25,500	42,639
<b>1984</b>	34,744	0	21,600	56,344	56,344	25,500	30,844
<b>1983</b>	34,744	0	18,225	52,969	52,969	25,500	27,469
<b>1982</b>	35,484	0	15,424	50,908	50,908	25,500	25,408

## 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
7/25/2014	2697 / 1728	1,050,000	WD	01
5/1/2002	1782 / 2471	700,000	WD	Q
5/1/2002	1782 / 2468	10,000	00	U

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