

Historic Architectural Review Commission

Staff Report Item 8

Meeting Date:	July 15, 2014
Applicant:	Thomas E. Pope, Architect
Application Number:	H14-01-1082
Address:	#410 Simonton Street
Description of Work:	Modification to previously approved plans. Restoration of west elevation and relocation of exterior staircase and landing on the rear addition. New second floor deck on the back addition.
Building Facts:	The main house in the lot is listed as a contributing resource. This unique carpenter gothic house was built circa 1870. Architect William Reed Kerr designed the house for his family. William Reed Kerr was the architect of the disappeared Convent of Mary Immaculate and designed the Old Post Office and Custom House. The house is one of a kind in our historic district. When the single family house was converted into apartments the exterior was also altered, particularly on its back portion. An exterior staircase was added in order to access the second floor. The house does not have its original interior staircase. The city recognizes 5 units in the site. The house is under renovations.
Guidelines Cited in Review:	Secretary of the Interior's Standards and Guidelines (pages 16-23), specifically Standard 1, 2, 9, and 10. Roof decks (page 28a), specifically first paragraph and guideline 1. Guidelines for additions, specific guidelines 1 through 8.

Staff Analysis

The Certificate of Appropriateness proposes revisions to previously approved plans. The new plans depict a replacement exterior wood staircase to be

installed in the back south side of the house with a landing that will give access to a new proposed roof deck over a one story addition. The back one story addition was approved when the restoration plans were review by the Commission. The access to the second floor apartment will be through the proposed roof deck and one of the existing historic dormers of the house will serve as the main entrance; meaning that part of the roof will need to be cut in order to adapt the window opening into a door.

Consistency with Guidelines

Although the new proposed stair location will be less visible from the previous approved ones staff has concerns regarding the size of the proposed roof deck and the alteration of one of the back dormers to accommodate a door.

1. Although the roof deck will be over a new addition and on the back of the historic house, it will be approximately 320 square feet. The proposed roof deck will be too large for the historic house.
2. The existing historic dormer windows are character defining elements to the house. The alteration of a dormer window in order to accommodate a door is contrary to some of the Secretary of the Interior's Standards.
3. Roof decks were not a common element over one story structures and have never been an element historically found in the house.
4. The proposed design is not compatible with the scale and design of the unique house.

It is staff's opinion that having the exterior staircase where it was originally approved will allow less alteration to the historic fabric than adding a whole roof deck with almost the same width of the house. Although the addition will be on the back it will impact more historic fabric than having the staircase on one side. It is staff's opinion that the proposed project fails to meet Standards and guidelines regarding additions and that the design will have a greater impact to the historic fabric than the previous approved design.

Application



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

APPLICATION # 00-26-2014 011082

OWNER'S NAME: **Inter-Ocean Holdings LLC** DATE: **6/25/2014**

OWNER'S ADDRESS: _____ PHONE #: _____

APPLICANT'S NAME: **Thomas E. Pope** PHONE #: **296-3611**

APPLICANT'S ADDRESS: **610 White Street**

ADDRESS OF CONSTRUCTION: **410 Simonton** # OF UNITS: _____

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Modification to previously approved H13-01-1724. Restoring the west elevation to its original historic configuration by relocating the exterior staircase and landing to the non-historic rear addition. Remove existing non historic door opening on second story, west elevation and replace with historic window relocated from rear dormer. Redesign approved rear porch addition to accommodate a second story deck as shown on plans. Alter center rear dormer to allow for new door opening.

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: 6/25/14

Applicant's Signature: Holly Borton

Required Submittals

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT

One set of drawings, and awning fabric Date: 6/27/14 Type: CC Drawer: 3878
2614 1001002 Receipt no: 3878

PT * BUILDING PERMITS-NEW

Trans number: **Staff Use Only** \$100.00

VII VI #/MASTERC 3000200

Date: _____ \$100.00

Trans date: 6/26/14 Time: 15:10:40

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*The Kern House is listed as a contributing resource.
Guidelines for additions
Guidelines for roof decks
Secretary of the Interior's Standards.*

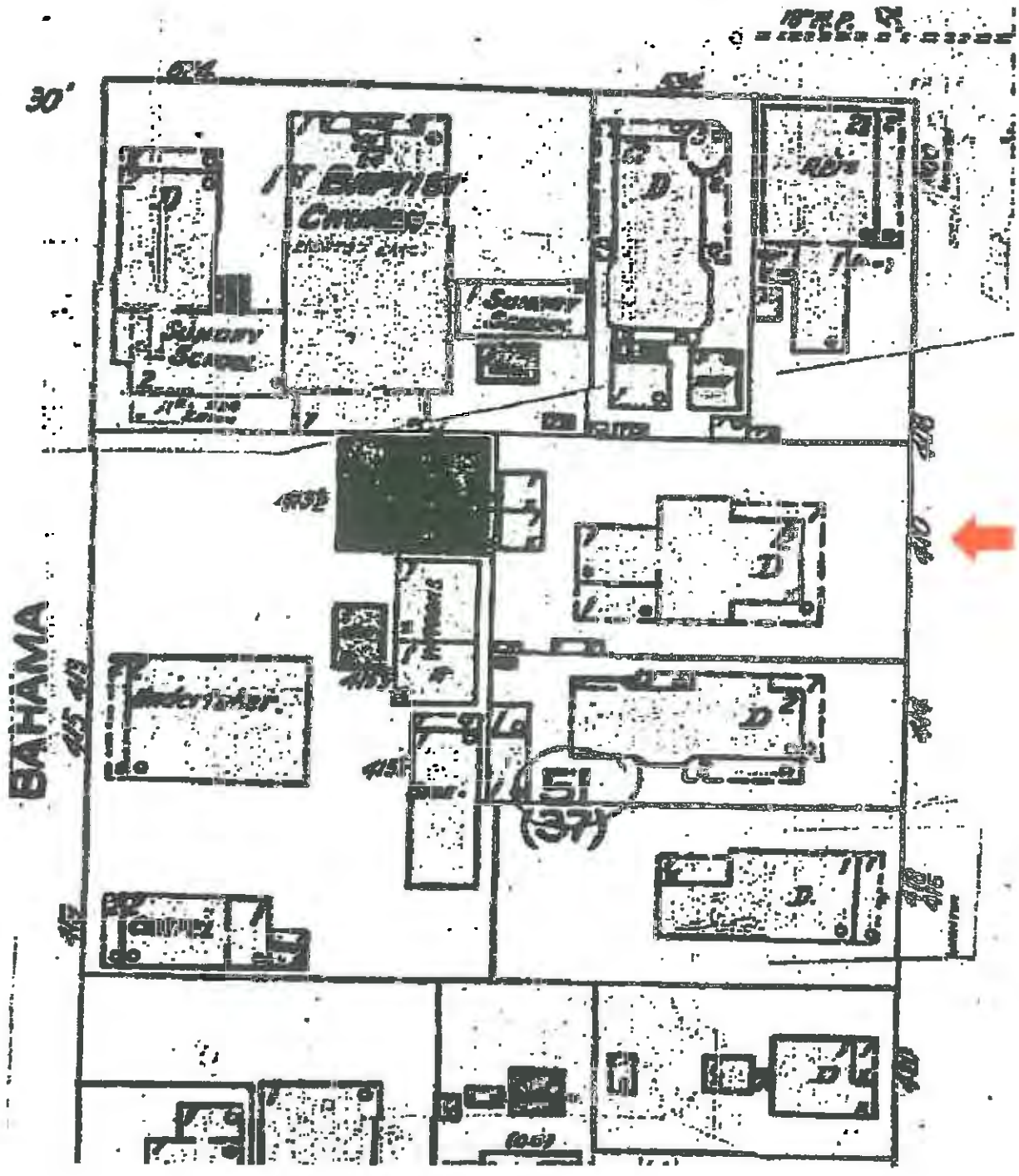
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

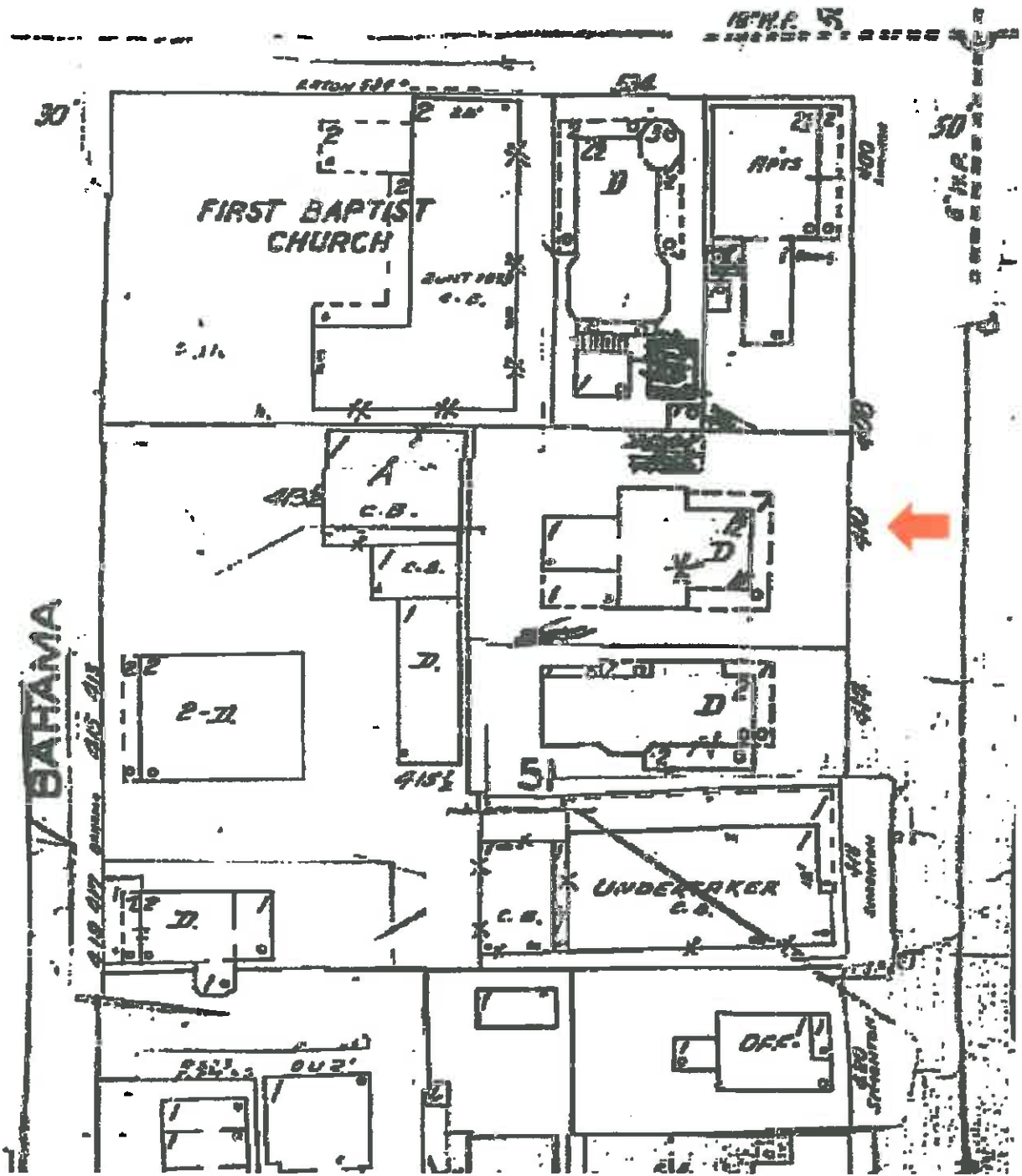
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#410 Simonton Street Sanborn map 1948



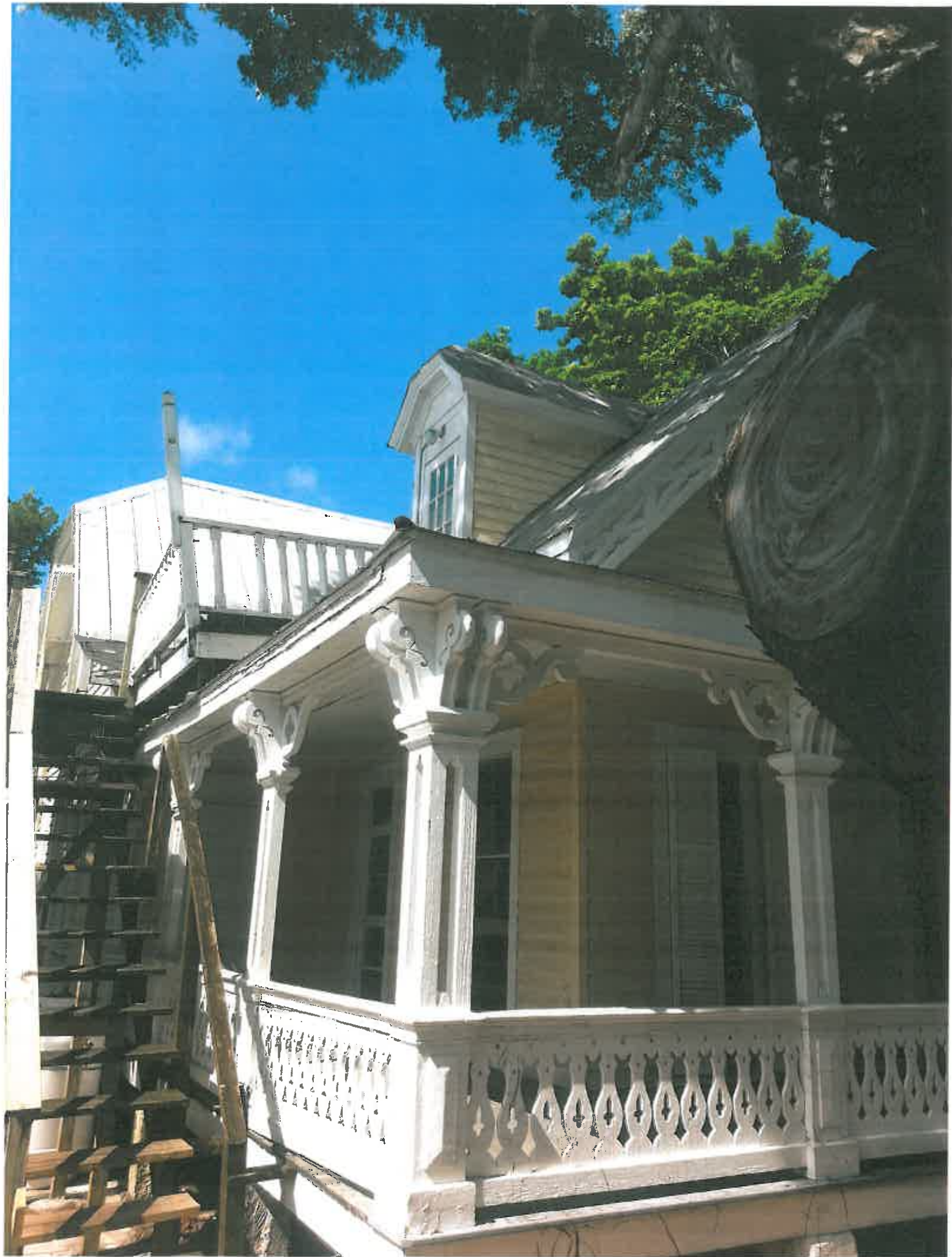
#410 Simonton Street Sanborn map 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 410 Simonton Street; Monroe County Library



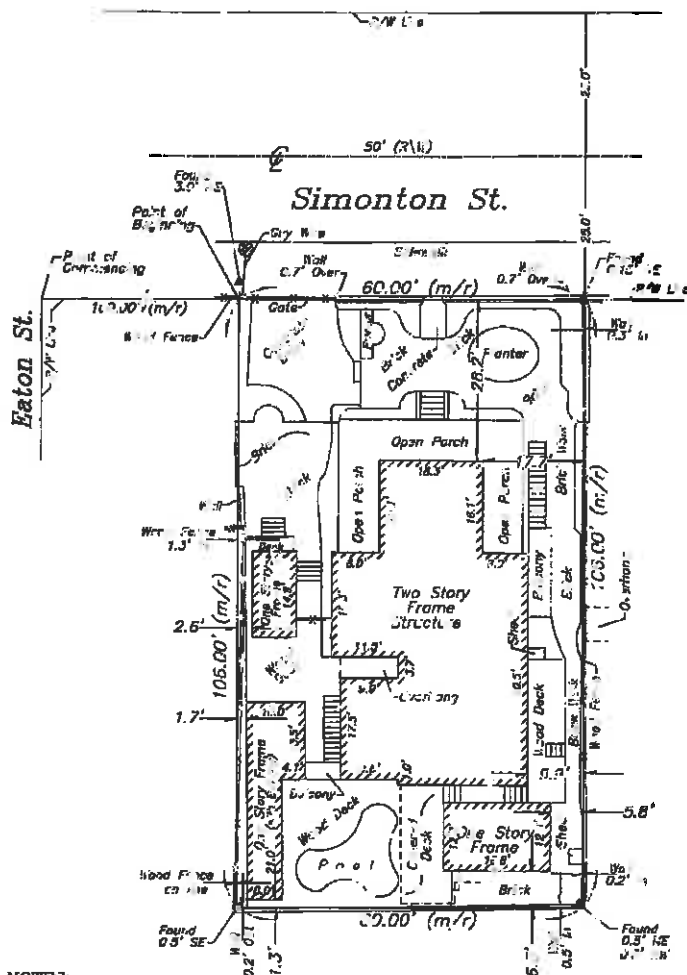






Survey

**Boundary Survey Map of part of Lot 2, Square 37,
Island of Key West, Florida**



LEGEND

- Point of Beginning
- 3/4" 20' Iron Pipe (20' dia)
- 1/2" 20' Iron Pipe (20' dia)
- ▲ 1/2" 20' Iron Pipe (20' dia)
- △ 1/2" 20' Iron Pipe (20' dia)
- Measured
- (R) Record
- (M/R) Measured & Record
- C.E.C. Concrete Block Structure
- R/W Right of Way
- C.L.F. Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Concrete Utility Lines

- 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: 410 Simonton Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: November 19, 2012.
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Lot 2 of Square 37, according to William A. Whitehead's map or plan of said Island delineated in February 1829, and described by metes and bounds as follows: Commencing at a point on Simonton Street 100 feet Southeastery from the corner of Eaton Street and Simonton Streets, and running thence on Simonton Street along the Western side in a Southeastery direction 60 feet; then at right angles in a Southwesterly direction 106 feet; then at right angles in a Northwestery direction 80 feet; then at right angles in a Northeastery direction 106 feet, back to the Point of Beginning.

BOUNDARY SURVEY FOR: Inter-Ocean Holdings LLC;
Stones & Cardenas;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6268
November 28, 2012

**THIS SURVEY
IS NOT
ASSIGNABLE**

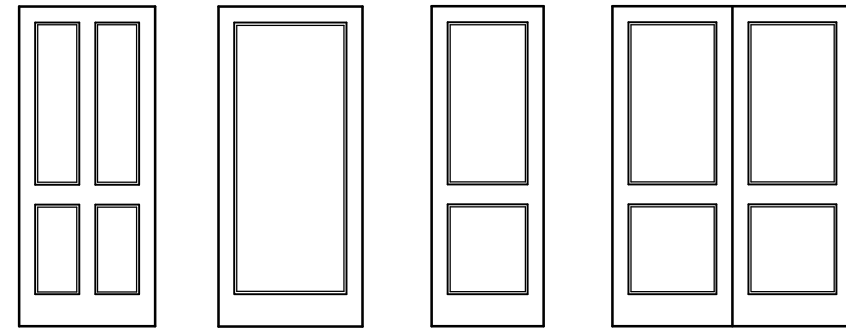
J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM 6268
3430 Duck St., Key West, FL 33643
(305) 857-7422 F.X. (t) 3 266-2244

Proposed design

DOOR SCHEDULE

DOOR	MATERIAL	FRAME	MISC.	REMARKS
1	EXT 4 PANEL	WOOD ALUM	SINGLE DOOR	
2	EXT SINGLE LITE	WOOD ALUM	PAIR OF DR	
3	INT 2 PANEL	WOOD ALUM		
4	INT COVERED	WOOD ALUM		
5				
6				
7				
8				
9				

NOTE:



WINDOW SCHEDULE

WINDOW	MANUFACTURER	MISC.	REMARKS
A	MARYN CUDH 2626	O/O W/ DEL LANS	
B	MARYN CUDH 2426	O/O W/ OVER 6 LITE	

SITE ANALYSIS

ZONING	HNC-1
SITE AREA	6,360 [±] (0.15 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (3,180 SF)
EXISTING LOT COVERAGE	45% (2,868 SF)
PROPOSED LOT COVERAGE	35% (2,220 SF)
MAX HEIGHT	xx'
SETBACKS	
FRONT	5'
REAR	15'
SIDE	5'
MAX IMPERVIOUS SURFACE	60% (3,816 SF)
EXISTING IMPERVIOUS SURFACE	75% (4,780 SF)
PROPOSED IMPERVIOUS SURFACE	51% (3,261 SF)

Porch Framing Plan

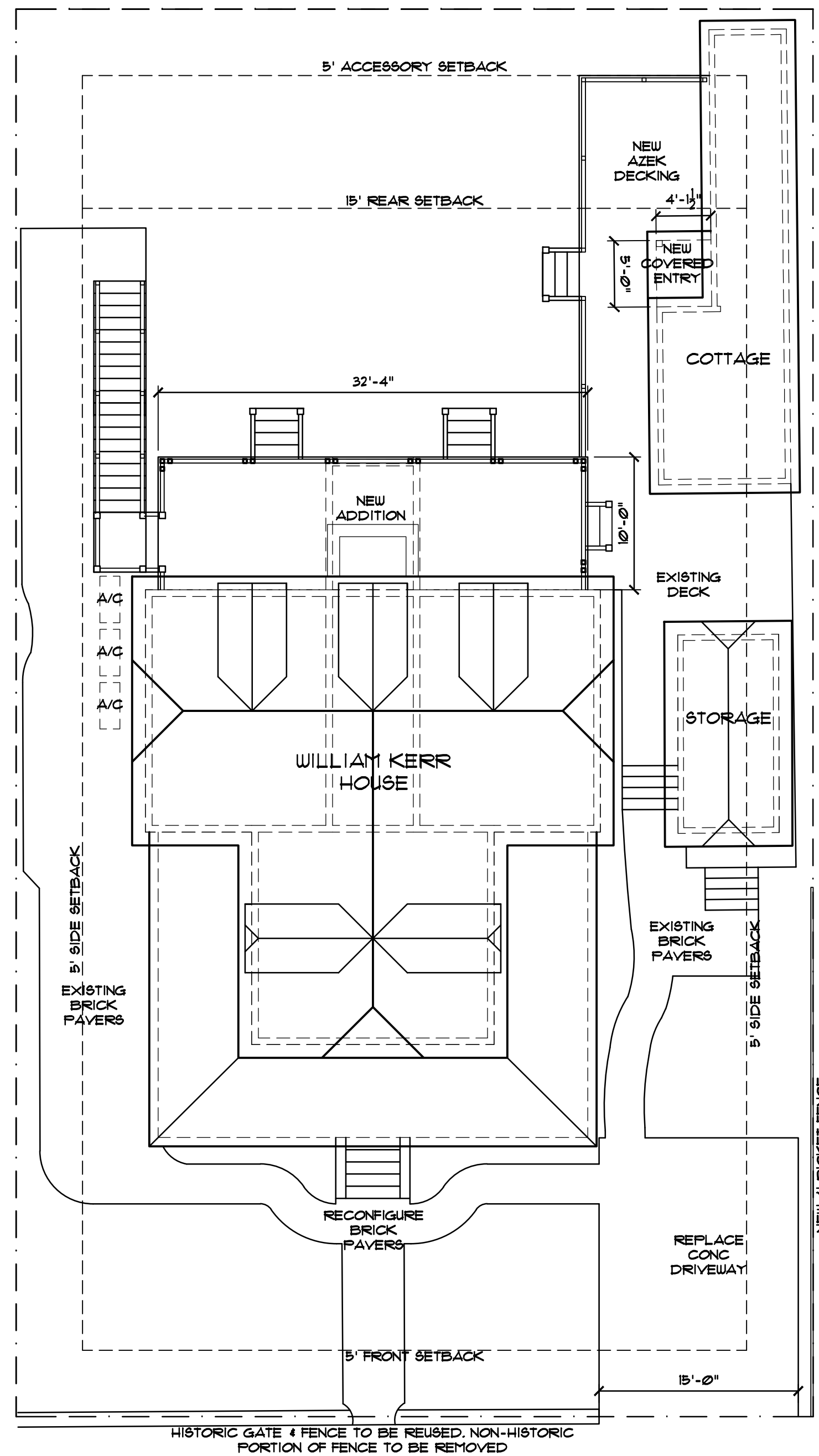
1/4" = 1' - 0"

"SIMPSON" CONNECTORS

H2BA • RAFTERS TO BEAM
 LU826 • 2x6 JOISTS
 LU820-2 • 2x2x10 JOISTS
 CB66 • 6x6 TO CONC PIER
 (2.5/8" THRU BOLTS • 6x6 TO (2.2)x10

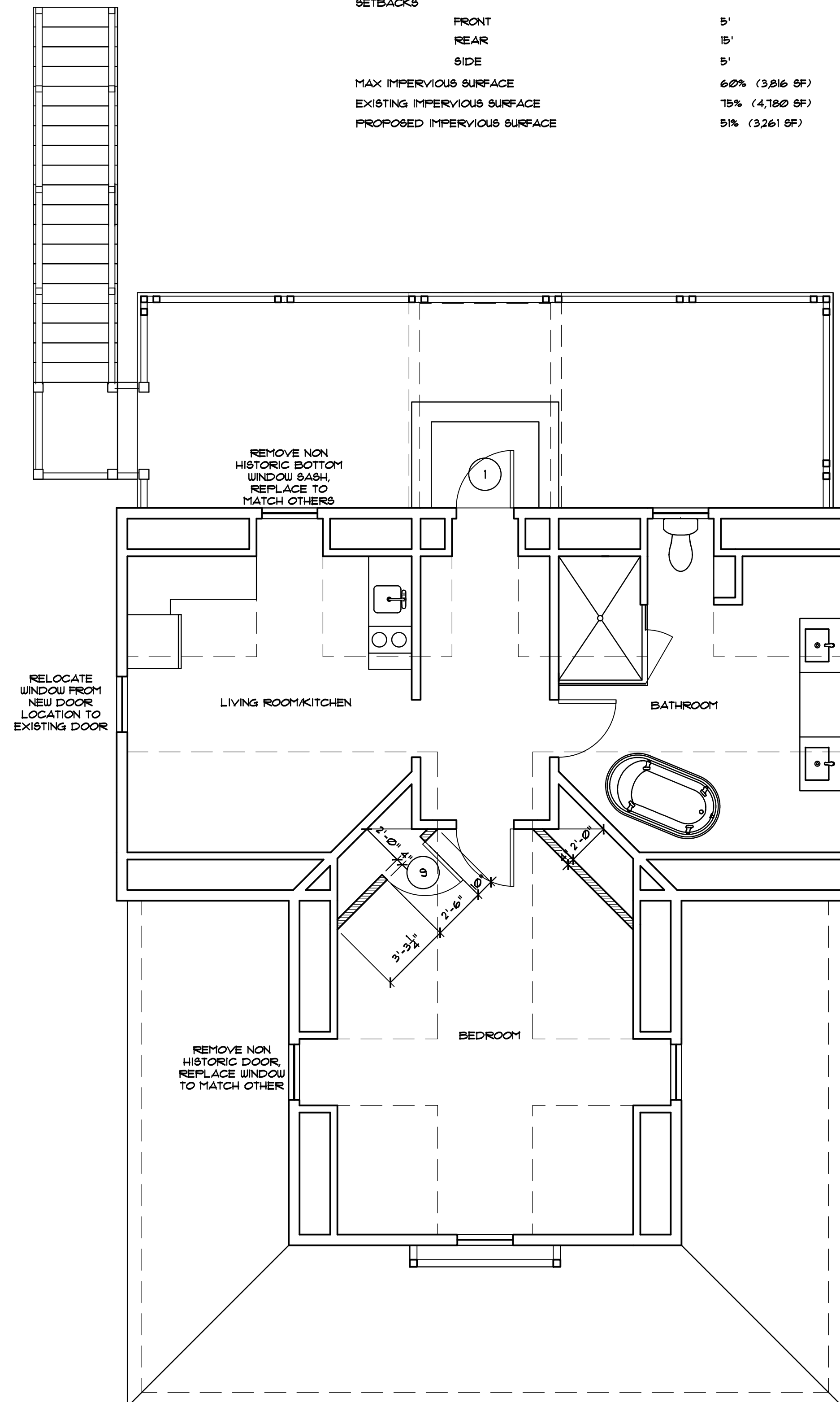
NOTES

ALL FRAMING TO BE BUILT TO WITHSTAND ASCE 7-10, 180 MPH WIND LOAD
 ADDITION DESIGNED AND TO BE BUILT IN COMPLIANCE WITH 2010 FLORIDA BUILDING CODE
 BUILDING TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS



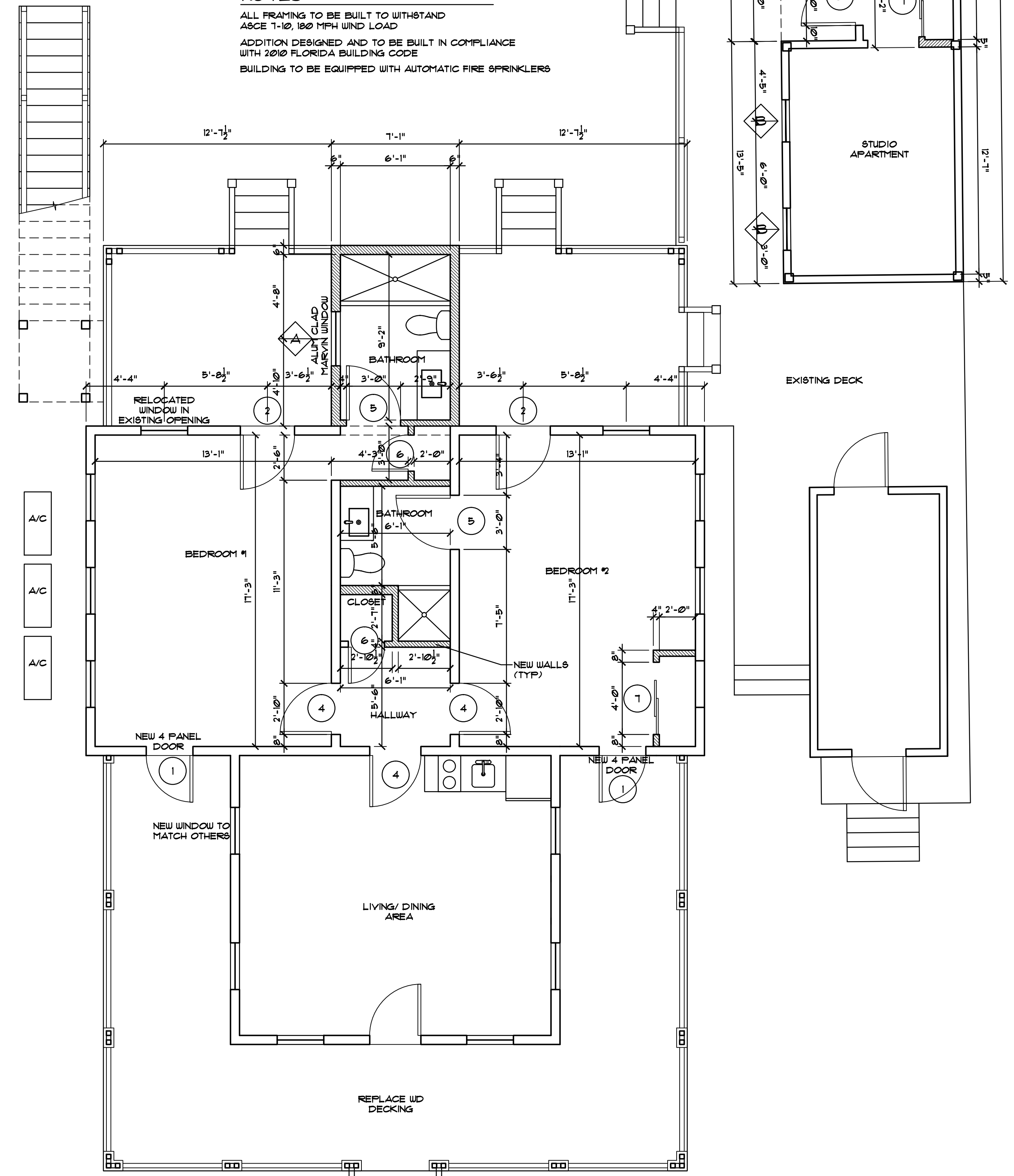
Site Plan

1/8" = 1' - 0"



Second Floor Plan

1/4" = 1' - 0"



First Floor Plan

1/4" = 1' - 0"

Kerr House

Key West, FL

410 Simonton Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
 (305) 296 3611
 TEPOPEPA@aol.com

date:
 4/2/14
 revision:
 5/13/14

sheet:

A1.0



Right Side Elevation

1/4" = 1' - 0"



Rear Elevation

1/4" = 1' - 0"



Left Side Elevation

1/4" = 1' - 0"



Front Elevation

1/4" = 1' - 0"

Kerr House

Key West, FL

410 Simonton Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL
TEPopePA@aol.com

(305) 296 3611

date:
4/30/14
revision:

sheet:
A2.0



Right Side Elevation

1/4" = 1' - 0"

PREVIOUSLY APPROVED



Rear Elevation

1/4" = 1' - 0"

PREVIOUSLY APPROVED



Left Side Elevation

1/4" = 1' - 0"

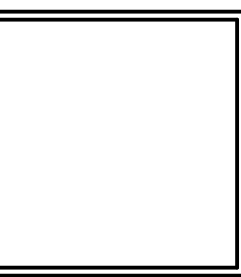
PREVIOUSLY APPROVED



Front Elevation

1/4" = 1' - 0"

PREVIOUSLY APPROVED



Kerr House
 410 Simonton Street Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 TEPopePA@aol.com
 (305) 296 3611

date:
 4/30/14
 revision:

sheet:
A2.0

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MODIFICATION TO PREVIOUSLY APPROVED PLANS. RESTORATION OF WEST ELEVATION AND RELOCATION OF EXTERIOR STAIRCASE AND LANDING ON THE REAR ADDITION. NEW SECOND FLOOR DECK ON BACK ADDITION.

FOR- #410 SIMONTON STREET

Applicant- Thomas E. Pope

Application # H14-01-1082

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Thomas Pope, 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: 410 Simonton on the 7 day of July, 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 July 15, 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 H14-01-1082

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

Signed Name of Affiant: Thomas Pope

Date: _____

Address: 610 White St.

City: Key West

State, Zip: 33040

The forgoing instrument was acknowledged before me on this 7 day of July, 2014.

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

NOTARY PUBLIC

Sign Name: M. Holly Borton

Print Name: M. Holly Borton

Notary Public - State of Florida (seal)

My Commission Expires: 12/26/17



M. HOLLY BORTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Through Budget Notary Services



NO TRESPASSING
Please Give Notice

**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

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

Alternate Key: 1006700 Parcel ID: 00006470-000000

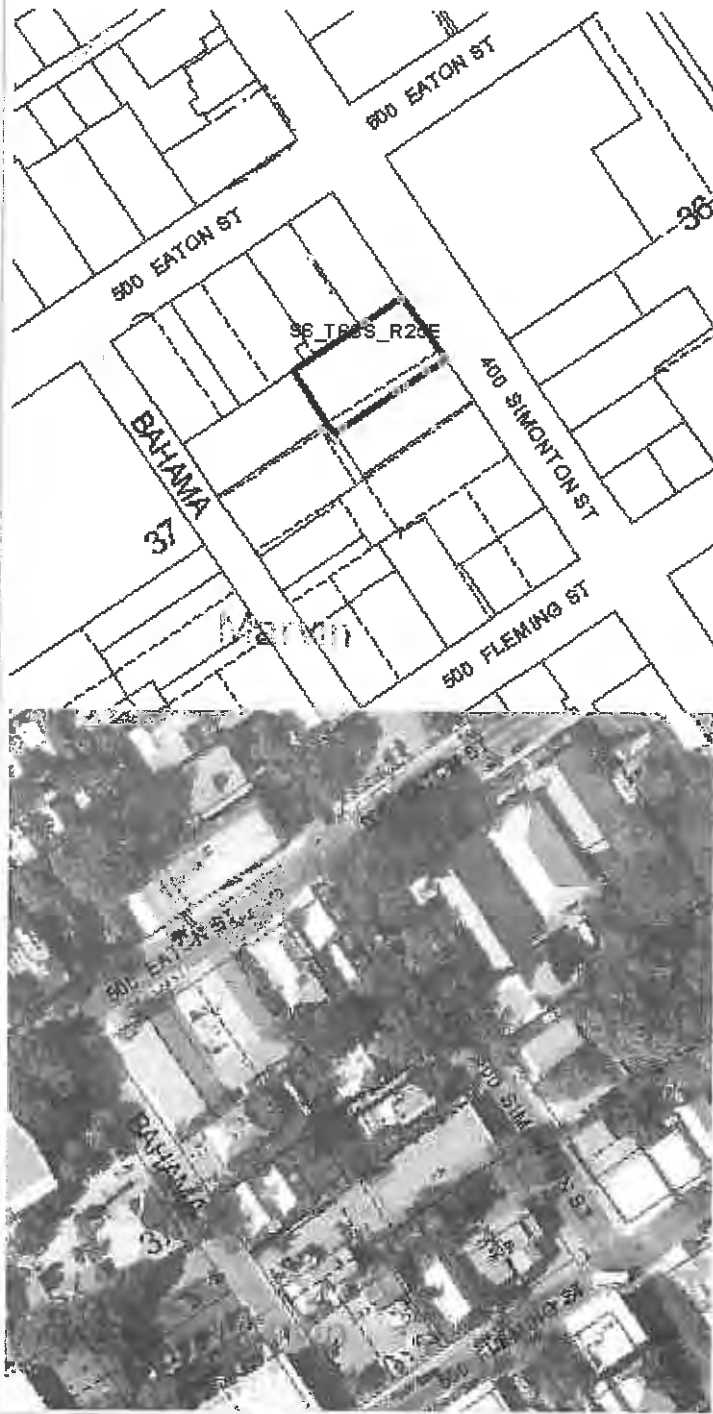
Ownership Details

Mailing Address:
INTER-OCEAN HOLDINGS LLC
600 FLEMING ST
KEY WEST, FL 33040-6826

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 410 SIMONTON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 37 B OF W B-146 OR106-5-6 OR254-421/22 CO JUDGE DOCKET 9-74A2 OR606-364
OR687-104/05 OR1418- 450/51 OR1525-1556C OR2330-1225D/C OR2348-1068ORD OR2386-40ORD
OR2387-883/84 OR2601-1281/83 OR2673-1941/50MERGER

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	106	6,360.00 SF

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 0

Total Living Area: 3123
Year Built: 1933

Building 1 Details

Building Type R4
Effective Age 26
Year Built 1933
Functional Obs 0

Condition A
Perimeter 338
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 32
Grnd Floor Area 2,509

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

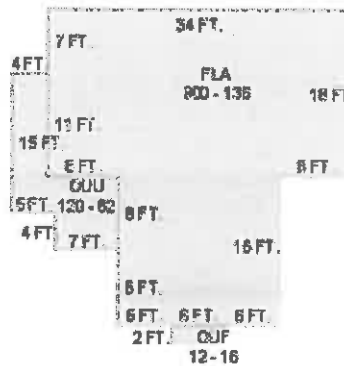
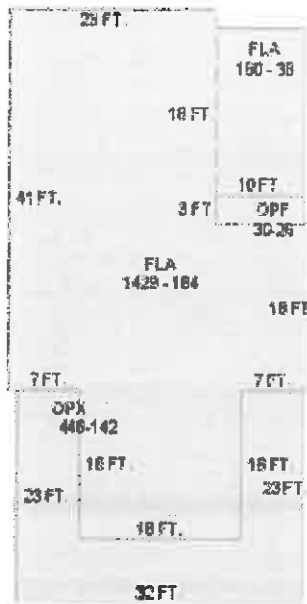
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 4

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	1,429
2	OPX	10:CUSTOM/HARDIE BD	1	1990	N N	0.00	0.00	448
3	OPF	10:CUSTOM/HARDIE BD	1	1990	N N	0.00	0.00	30
4	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	180

6	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	900
7	OUU	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	120
8	OUF	10:CUSTOM/HARDIE BD	1	1990	N	N	0.00	0.00	12

Building 2 Details

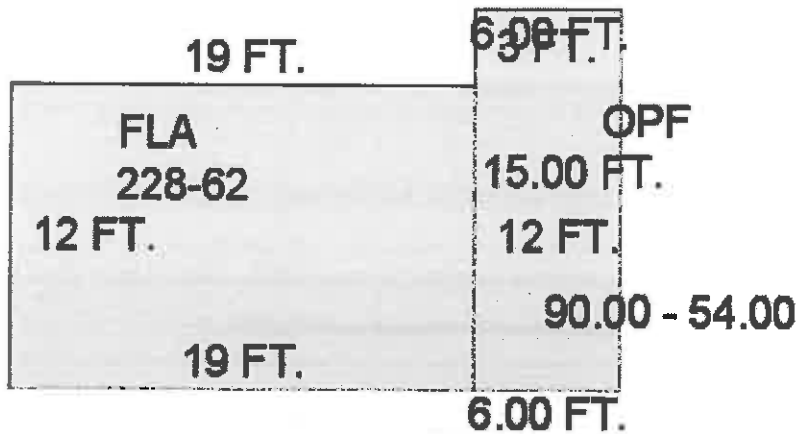
Building Type R1	Condition A	Quality Grade 450
Effective Age 26	Perimeter 62	Depreciation % 32
Year Built 1969	Special Arch 0	Grnd Floor Area 228
Functional Obs 0	Economic Obs 0	

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

Roof Type FLAT OR SHED	Roof Cover MIN/PAINT CONC	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	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	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	228
2	OPF	1:WD FRAME/COMPOSITE	1	1998	N	N	0.00	0.00	90

Building 3 Details

Building Type R1
 Effective Age 26
 Year Built 1998
 Functional Obs 0

Condition A
 Perimeter 136
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 32
 Grnd Floor Area 386

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

Roof Type IRR/CUSTOM
 Heat 1 NONE
 Heat Src 1 NONE

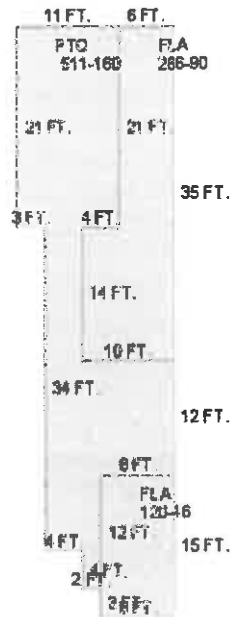
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement	% Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	266	
2	PTO	12:ABOVE AVERAGE WOOD	1	1998	N	N	0.00	0.00	511	
3	FLA	12:ABOVE AVERAGE WOOD	1	2000	N	N	0.00	0.00	120	

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	196 SF	14	14	1969	1970	2	50
2	PT2:BRICK PATIO	739 SF	0	0	1975	1976	2	50
3	FN2:FENCES	60 SF	15	4	1975	1976	4	30
4	FN3:WROUGHT IRON	180 SF	45	4	1969	1970	2	60
5	AC2:WALL AIR COND	3 UT	0	0	1983	1984	2	20
6	PT5:TILE PATIO	120 SF	0	0	1979	1980	1	50
7	PT2:BRICK PATIO	649 SF	0	0	1979	1980	3	50
8	PT2:BRICK PATIO	308 SF	0	0	1997	1998	2	50
9	AC2:WALL AIR COND	2 UT	0	0	1997	1998	2	20
10	PO4:RES POOL	198 SF	0	0	1997	1998	5	50
11	AC2:WALL AIR COND	2 UT	0	0	1997	1998	1	20

Appraiser Notes

14-1 VALUE REDUCED FROM \$974,819

4 TOTAL UNITS PER INSPECTION. - EK

2005-06-06 ASKING \$2,500,000 HAS 5 CITY LICENCES WITH GOOD INCOME FROM THE REALTORS WEEKLY-SKI

2005-04-01 BEING OFFERED FOR \$2,700,000. AS ADVERTISED IN THE REALTOR'S WEEKLY

2012-03-26 MLS \$895,000 7/7 ONE OF KEY WEST'S MOST BEAUTIFUL HOUSES. TRUE HISTORY RESOUNDS IN THIS ONE OF A KIND HOME. PAINTINGS FROM THE 1880'S ARE FEATURED IN THE FRONT PARLOR ON THE CEILING AND WALLS. CURRENTLY IN USE AS A 5 UNIT RENTAL PROPERTY WITH RENTAL INCOME OF \$8,100/MONTH. THIS HOUSE IS A GREAT CANDIDATE TO REMODEL AS A SINGLE FAMILY HOME

TPP8892322-RENTALS

2007-05-17 MLS OFFER \$1,999,999 6/6 A CHANCE TO OWN ONE OF THE GRAND DAMES OF KEY WEST. AN HISTORICAL MASTERPIECE WITH BEAUTIFUL GINGERBREAD TRIM RETURN TO A MULTI FAMILY HOME.DKRAUSE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B954363	12/01/1995	11/01/1996	1,500		RENOVATIONS
	9601557	09/01/1996	11/01/1996	1,300		PLUMBING
	9602373	06/01/1996	11/01/1996	2,000		ELECTRICAL
	9604309	11/05/1996	12/29/1998	1,500		DECK
3	9702353	08/20/1997	12/29/1998	35,000	Residential	BUILD POOL PAVILION/ADDIT
	9703727	11/10/1997	12/29/1998	15,100		POOL
1	9704040	12/16/1997	12/29/1998	400	Residential	PAINT HOUSE
	9704258	12/18/1997	12/29/1998	4,200		ELECTRICAL
	9703349	10/02/1997	12/29/1998	2,800		ELECTRICAL
	9800989	05/15/1998	12/29/1998	103,500		NEW COTTAGE/DECK
	9803228	10/16/1998	12/29/1998	1,500		ELECTRICAL
	9901245	04/13/1999	08/07/2000	2,500		ELECTRICAL
	0000896	04/07/2000	08/07/2000	1,500		PLUMBING
	04-1839	06/08/2004	10/22/2004	2,475		ROOFING

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
2013	400,144	23,586	289,558	713,288	713,288	0	713,288
2012	406,029	24,033	156,885	586,947	586,947	0	586,947
2011	411,914	24,480	217,197	653,591	650,422	0	653,591
2010	411,914	24,928	154,451	591,293	591,293	0	591,293
2009	459,119	25,605	440,319	925,043	925,043	0	925,043
2008	383,876	26,280	826,800	1,236,956	1,236,956	0	1,236,956
2007	315,554	22,694	826,800	1,165,048	1,165,048	0	1,165,048
2006	315,554	23,265	636,000	943,264	943,264	0	943,264
2005	315,554	23,988	572,400	911,942	911,942	0	911,942
2004	343,988	24,690	413,400	782,078	782,078	0	782,078
2003	429,985	25,412	254,400	709,797	709,797	0	709,797
2002	393,521	26,133	254,400	674,054	674,054	0	674,054
2001	345,335	26,834	254,400	626,569	626,569	0	626,569
2000	405,716	35,016	171,720	612,452	612,452	0	612,452
1999	339,326	30,109	139,093	508,528	508,528	0	508,528
1998	188,242	3,974	171,720	363,936	363,936	0	363,936
1997	164,711	3,569	159,000	327,280	327,280	0	327,280
1996	150,168	3,399	159,000	312,568	312,568	0	312,568
1995	142,082	3,375	159,000	304,457	304,457	0	304,457
1994	127,065	3,174	159,000	289,239	289,239	0	289,239
1993	127,065	3,334	159,000	289,400	289,400	0	289,400
1992	149,989	3,481	159,000	312,471	312,471	0	312,471
1991	149,989	3,641	159,000	312,630	312,630	0	312,630
1990	300,181	1,440	135,150	436,771	436,771	0	436,771
1989	301,731	1,480	133,560	436,771	436,771	0	436,771
1988	212,223	1,155	120,840	334,218	334,218	0	334,218
1987	251,792	1,186	58,433	311,411	311,411	0	311,411
1986	209,914	1,216	57,240	268,370	268,370	0	268,370
1985	103,684	1,246	57,240	162,170	162,170	0	162,170
1984	82,888	0	57,240	140,128	140,128	0	140,128
1983	79,150	0	28,493	107,643	107,643	0	107,643
1982	80,535	0	28,493	109,028	109,028	0	109,028

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
11/29/2012	2601 / 1281	820,000	WD	02
8/1/1996	1418 / 0450	325,000	WD	U

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