

Historic Architectural Review Commission

Staff Report Item 13a

Meeting Date:	October 28, 2014
Applicant:	William Rowan, Architect
Application Number:	H14-01-1612
Address:	#415 United Street
Description of Work:	Raising a contributing house by 12". Replacement of skylights by addition of dormers. Side and back additions and new deck. Relocation of spiral staircase and site improvements.
Building Facts:	The main structure in the site is listed as a contributing resource. The one and a half story frame structure was built circa 1912. The sides and back elevations of the house have been altered as well as the gable roof; which has two oversize skylights. The house has overhangs built in both sides.
Guidelines Cited in Review:	Dormers (page 27), specifically guidelines 1 through 5. Additions/ alterations and new construction (pages 36- 38a), specifically guidelines 1 through 8 of page 37. For elevating the house guideline 2 of page 38.

Staff Analysis

The Certificate of Appropriateness in review proposes changes to the historic house roof configuration as well as changes on the back and east side of the structure. The plan also includes the extension of a second floor deck towards the west side of the house. The plan also proposes to elevate the historic house a foot from its actual height. Site improvements are also depicted in the plans.

The actual historic house has been drastically altered, including the addition of two large skylights on each side of the gable roof. These skylights will be replaced with dormers that will extend flush to the side exterior walls. The proposed

dormers will be lower than the existing ridge. Existing clerestory wood windows will be replaced by the dormer windows.

The plans also includes the addition of a half story on the back portion of the house. That second story will be confined to the actual footprint of the house. The roof of the back addition will be an extension to the main one; two gable roofs, one on each side, will project from the main ridge. On the new back addition a deck will project towards the southwest side of the house and an existing spiral staircase will be relocated to serve as an exterior access.

Another addition is proposed on the northeast side of the house. This addition will be one story and will project as a small bump out. All new proposed windows will be 2 over 2 wood true divided lites, siding will be novelty siding to match existing, shutters will be operable and made of wood.

The proposed design also includes the elevation of the house to 12" from its actual configuration due to flood.

Consistency with Guidelines

1. Guidelines do not promote dormers on visible elevations. Nevertheless the proposed dormers replacing the oversize skylights will be a more appropriate design for this particular house. The house, as stated, has been severe altered, been the roof and the side walls some of the altered elements. Staff suggests that the dormers' front façade starts over the roof, instead of been flush with the exterior existing walls.
2. The proposed addition on the back of the house will not obscure or detract from any character defining element of the house.
3. The mass and scale of the proposed back addition will be harmonious with the existing fabric.
4. The proposed side addition will be small in scale and will not obscure any architectural significant features.
5. The proposed plans includes to raise the house 1 foot and to build footers for the entire house, including the front porch. The new height of the house will not have an effect on the surrounding houses, still landscape should be planted in front of the base of the house in order to minimize the change in proportions of the front façade.

Staff opines that the project complies with many of the guidelines, still advises the Commission to consider the recommendations

Application



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

001-2014 011612

APPLICATION # _____

OWNER'S NAME: HOTTMANN / WINTER DATE: 9.30.14

OWNER'S ADDRESS: 415 UNITED ST. PHONE #: _____

APPLICANT'S NAME: WILLIAM ROWAN PHONE #: 305 206 3784

APPLICANT'S ADDRESS: 321 PEACOCK LN.

ADDRESS OF CONSTRUCTION: 415 UNITED ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RAISE STRUCTURE TO NEW FEMA REGIMENTS. RENOVATE COMPLETE STRUCTURE: NEW WINDOWS / DOORS, FOUNDATION REPLACE CONG. FRONT PORCH W/ HISTORIC WOOD FLOOR AND RAILINGS. FOR COMPLETE SCOPE OF WORK SEE SHT. 7/13

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: 9.30.14
Applicant's Signature: [Signature]

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 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 COLOR CHIPS, AND AWNING FABRIC

User: KEYWIDJ SAMPLES: DC Drawer: 48
Date: 10/03/14 22 Receipt no: 48

PT 2014 1001612

* BUILDING PERMITS-NEW
Staff Use Only \$100.00

Trans number: 302467
CK CHECK Date: 1420 1100.00

Trans date: Staff Approval Time: 17:02:33

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Main house is listed as a contributing resource.
frame vernacular, build ca. 1912
Guidelines for additions/alterations/new construction

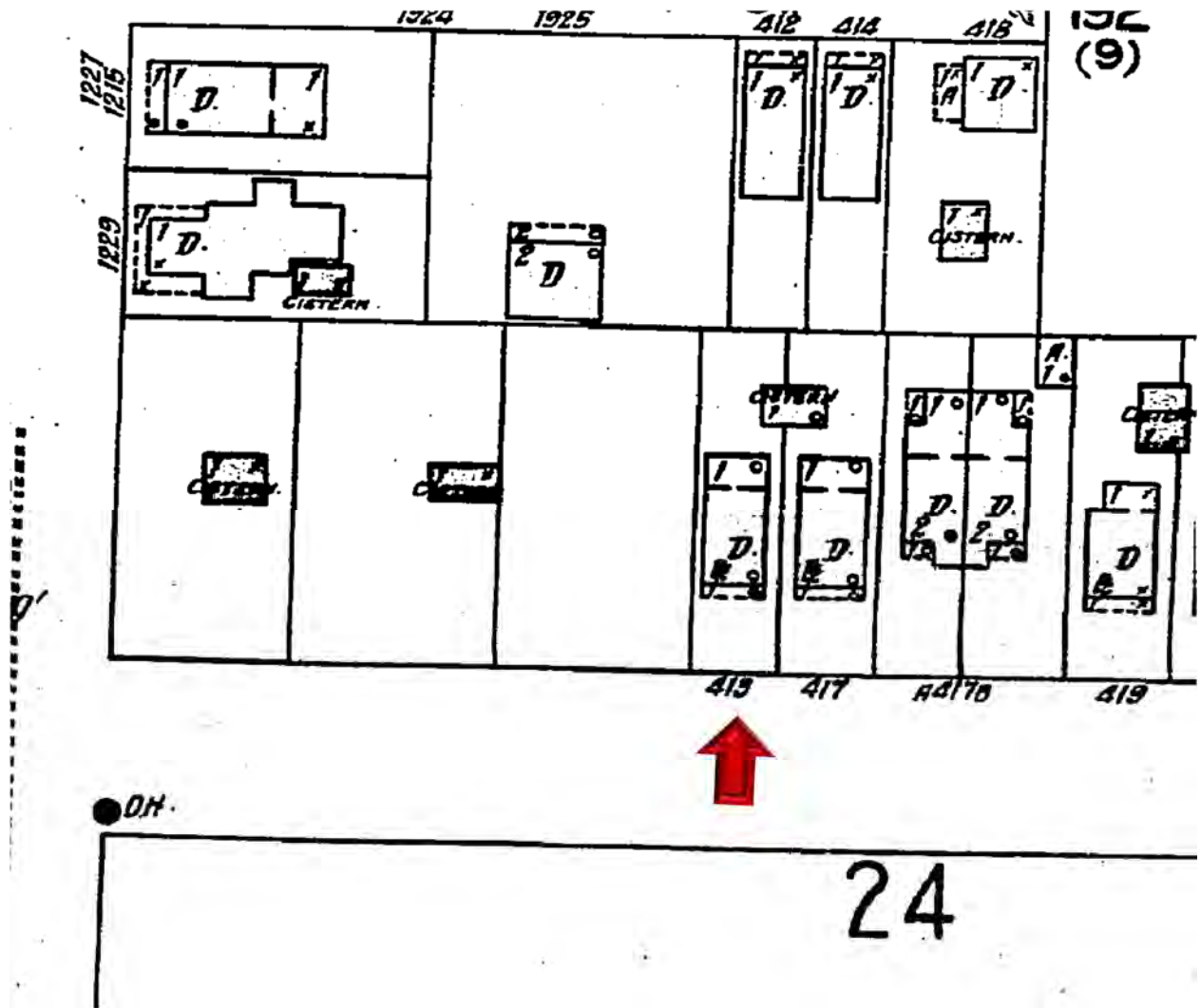
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

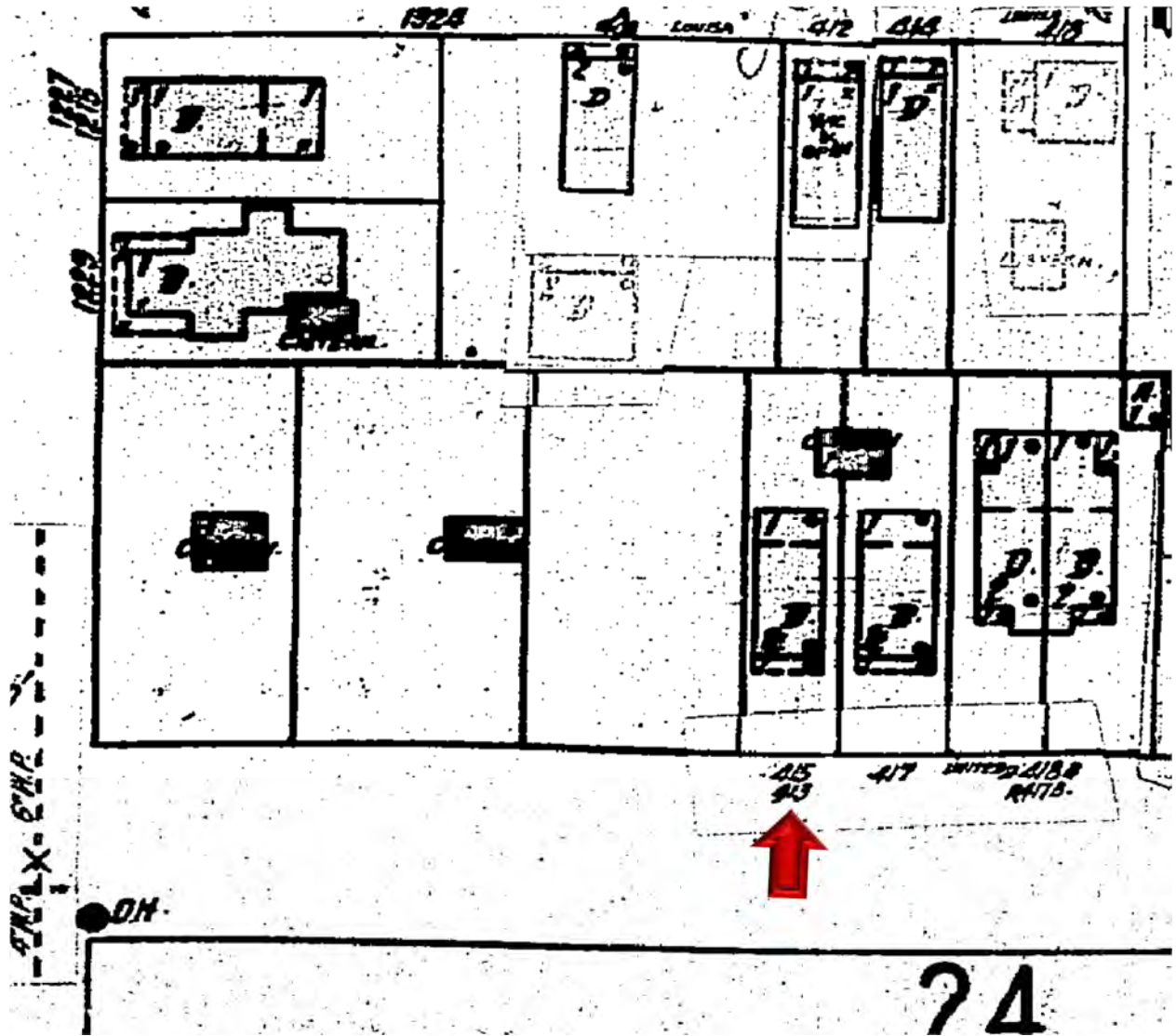
Signature: _____

Historic Architectural
Review Commission

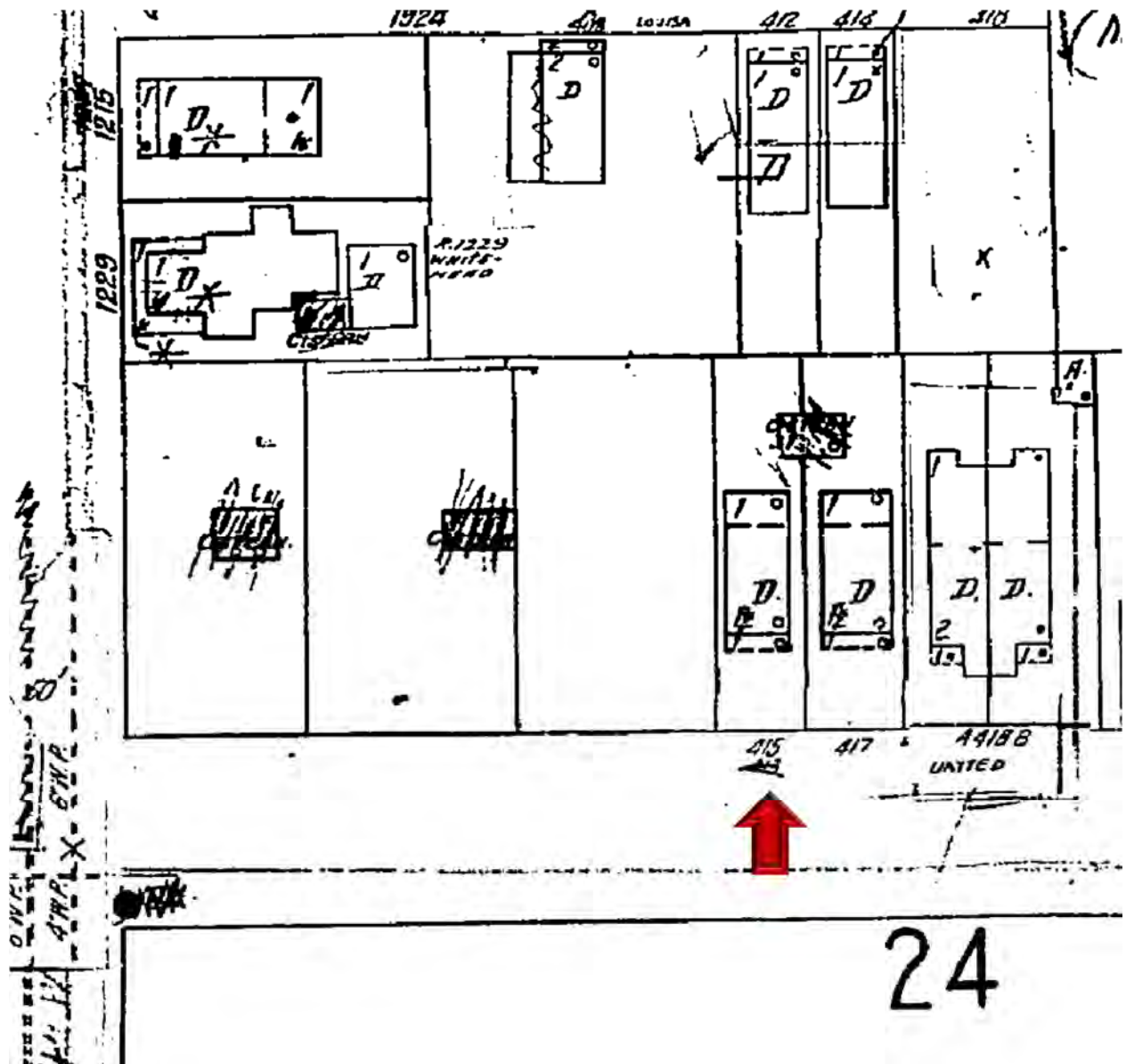
Sanborn Maps



#415 United Street Sanborn map 1926



#415 United Street Sanborn map 1948



#415 United Street Sanborn map 1962

Project Photos







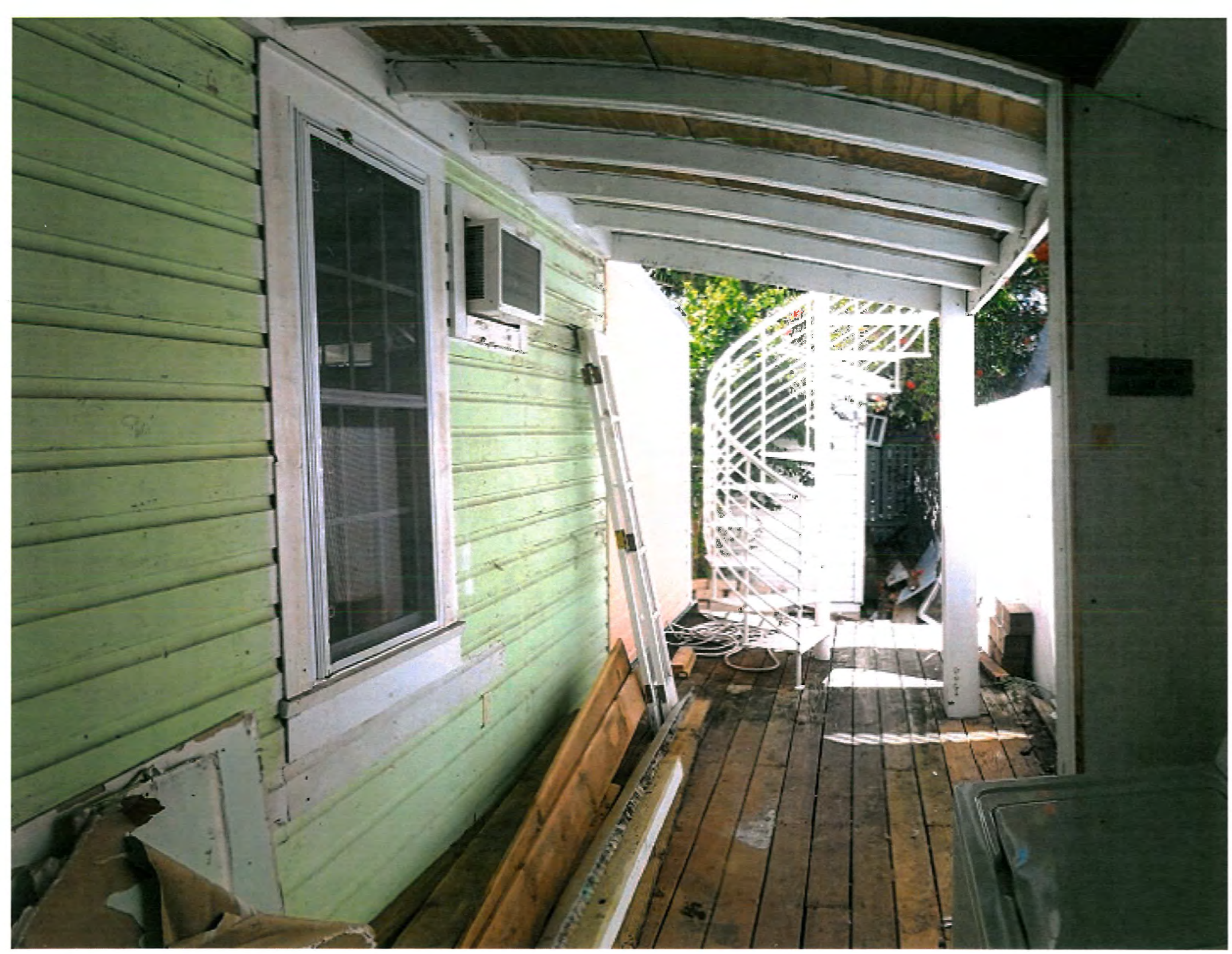




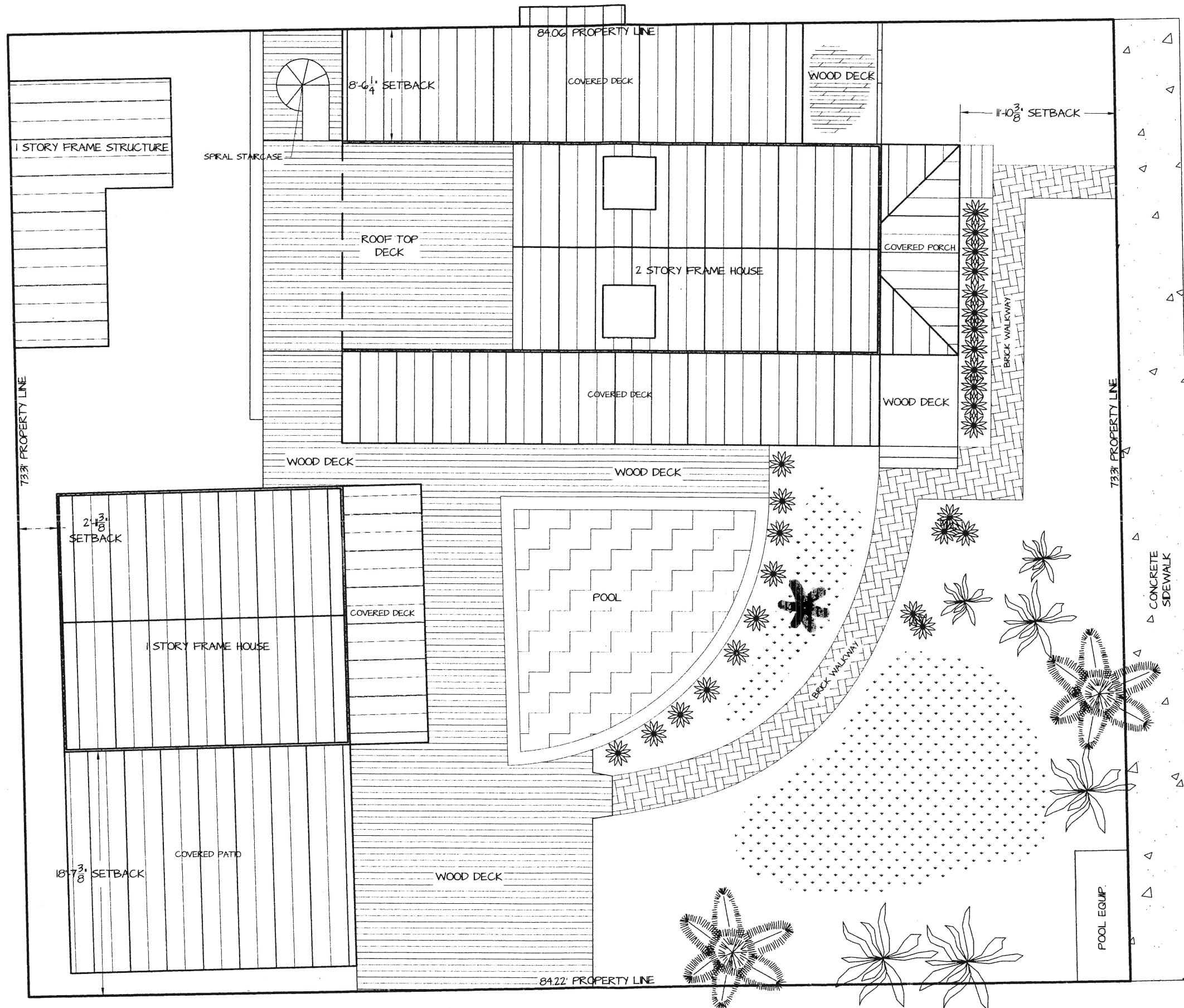








Proposed Design



SITE PLAN

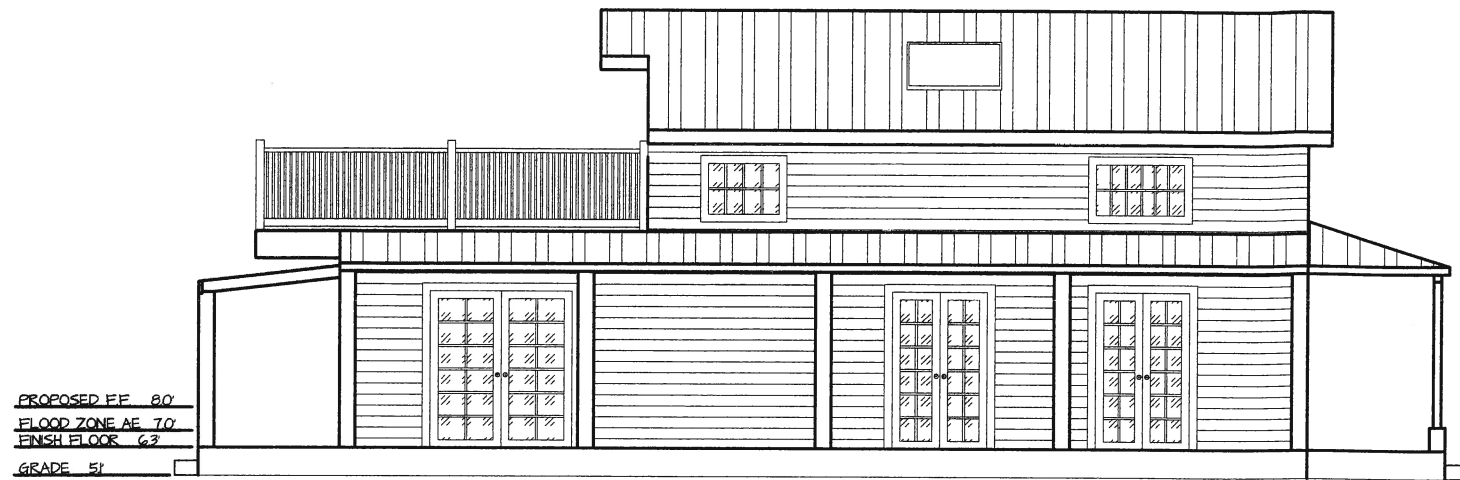
1/8" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE
RESIDENTIAL REMODEL
415 UNITED STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE A6001751
31 PEACOCK LANE
305 296 3174

PROJECT NO.
DATE 9/18/2014

3
3 OF 13



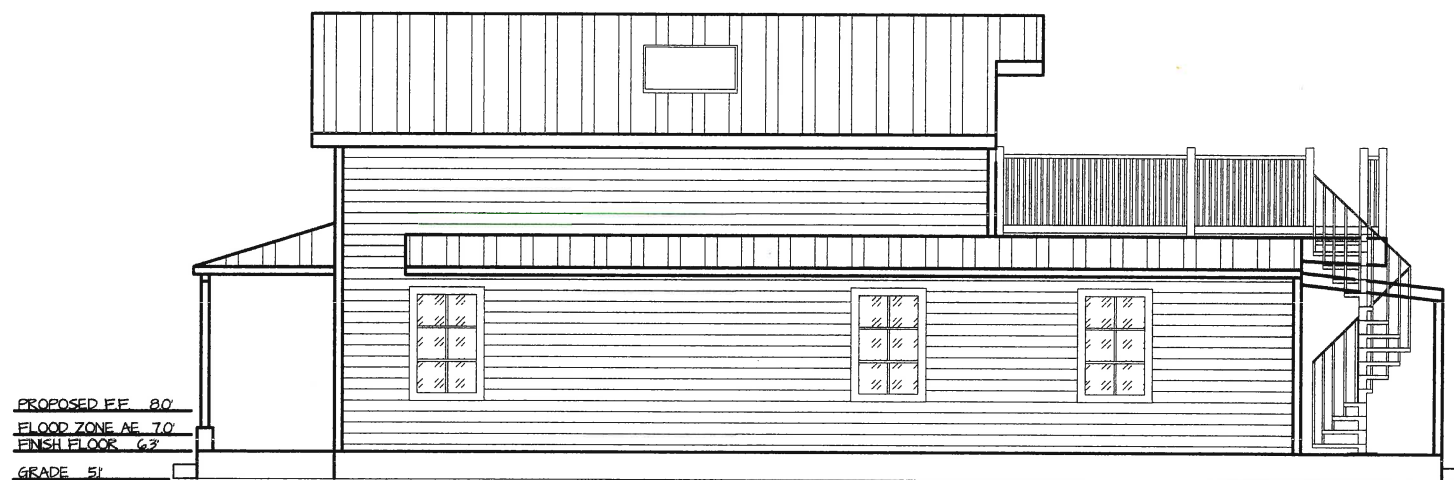
SOUTH ELEVATION

00
 1/8" = 1'-0" EXISTING



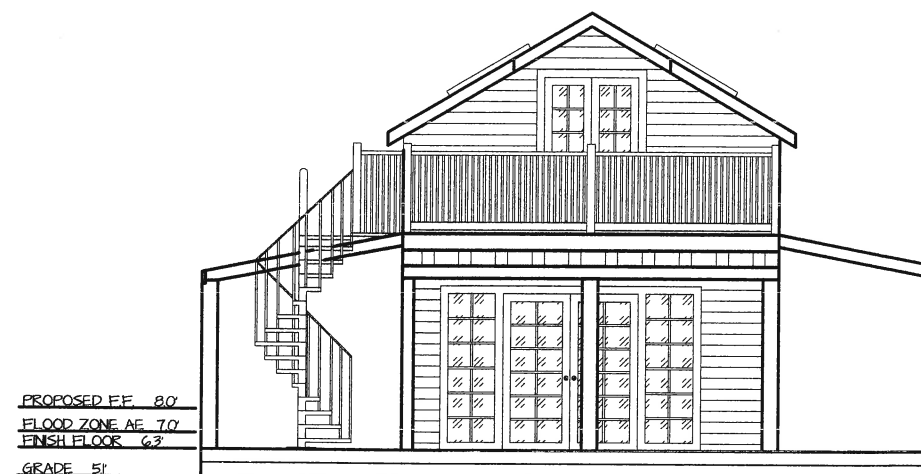
EAST ELEVATION

00
 1/8" = 1'-0" EXISTING



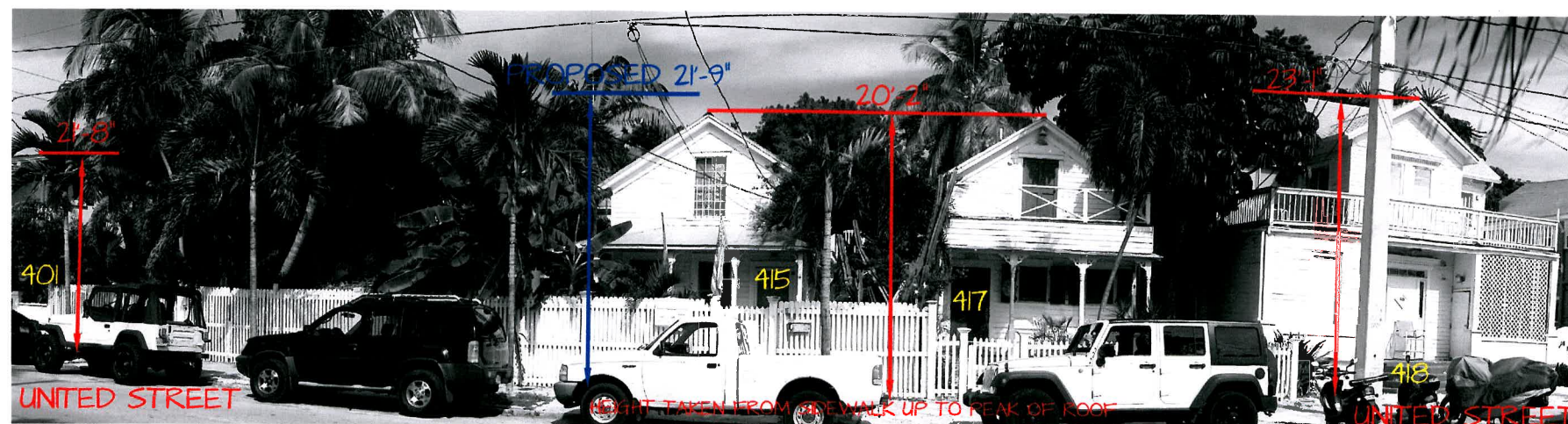
NORTH ELEVATION

00
 1/8" = 1'-0" EXISTING



WEST ELEVATION

00
 1/8" = 1'-0" EXISTING



STREET VIEW

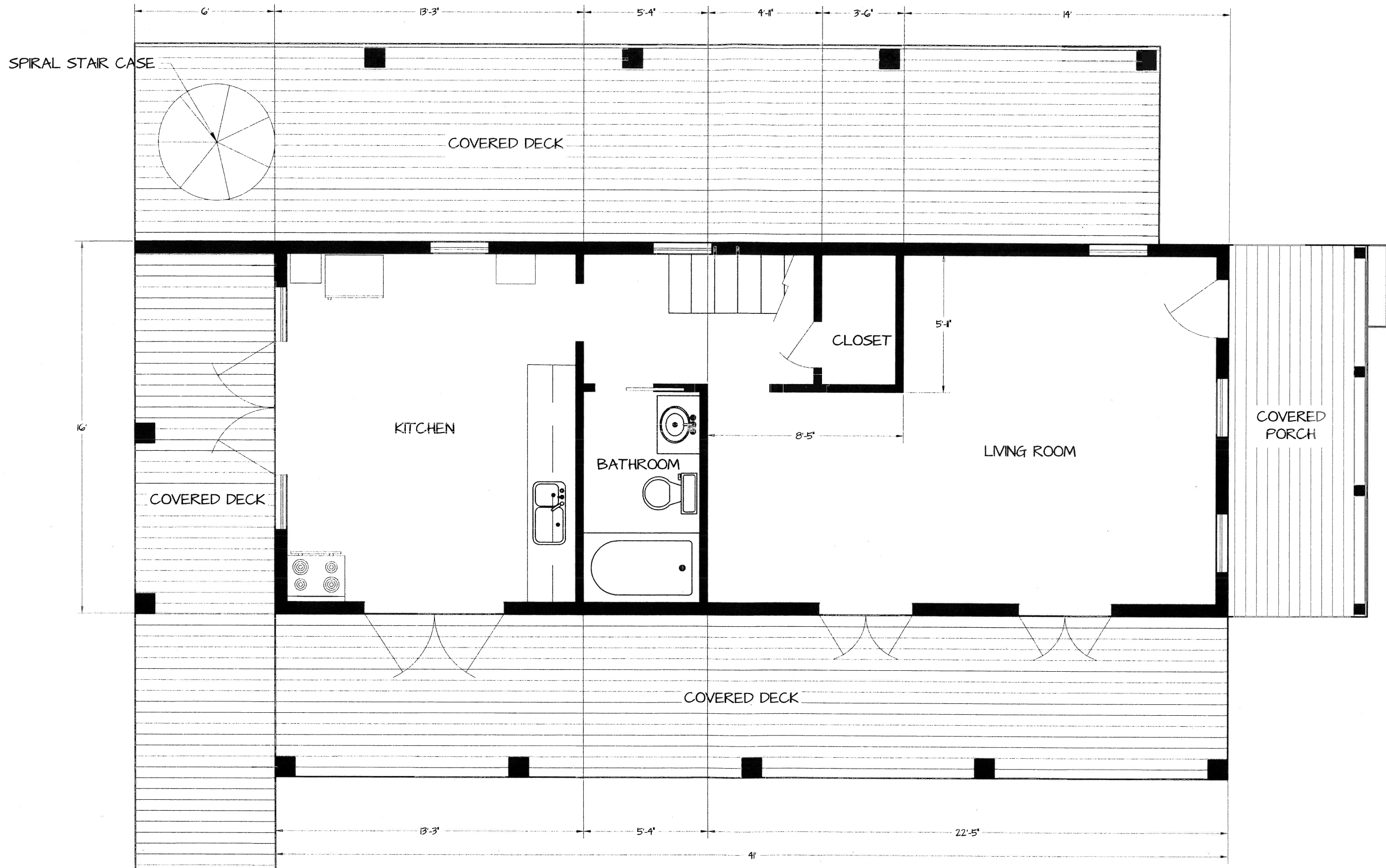
N.T.S. EXISTING

THE HOTTMANN / WINTER RESIDENCE
 RESIDENTIAL REMODEL
 415 UNITED STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751

PROJECT NO :

9/18/2014
 DATE :



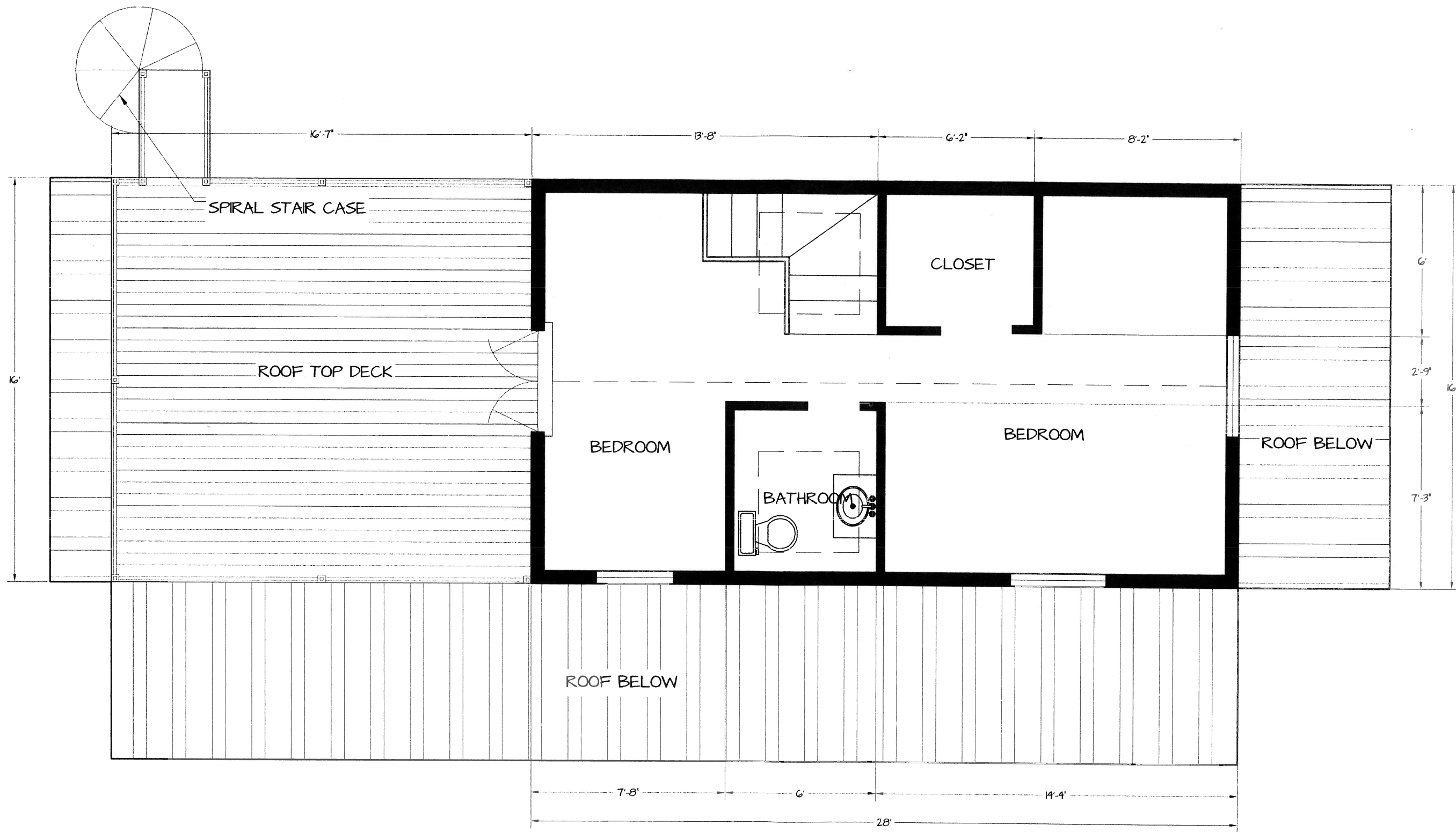
FLOOR PLAN (FIRST)
 1/4" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE
 RESIDENTIAL REMODEL
 415 UNITED STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
 ARCHITECTURE
 321 PEACOCK LANE
 305 296 7584
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751

PROJECT NO:
 DATE: 9/18/2014

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FLOOR PLAN (SECOND)

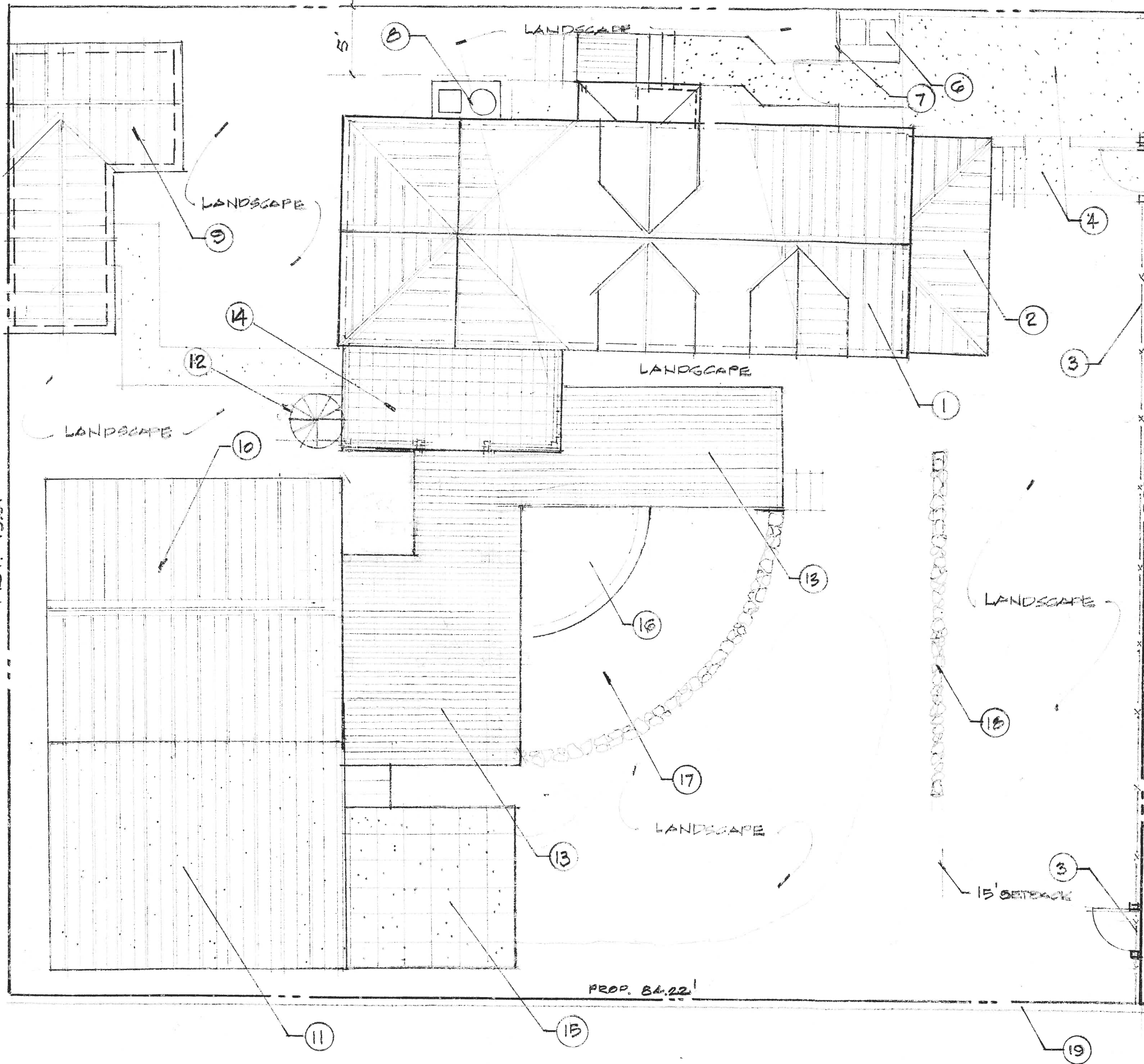
1/8" = 1'-0" EXISTING

THE HOTTMANN RESIDENCE
RESIDENTIAL REMODEL
415 UNITED STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 296-3784
KEY WEST, FLORIDA
FLORIDA LICENSE: AR-0017751

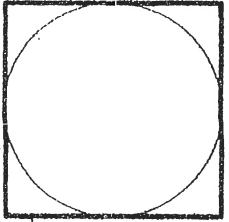
PROJECT NO.
DATE 9/18/2014

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- SCOPE OF WORK**
1. EXISTING 1/2 STORY WD. FRAME RAISED TO FEMA REQ
 2. NEW PORCH FLOOR / RAILINGS
 3. EXISTING PICKET FENCE TO REMA
 4. NEW BRICK ENTRY / PARKING
 5. NEW CURB CUT & OFF ST, PARKING
 6. ENCLOSED REFUSE / RECYCLE
 7. NEW G. PICKET W/ GATE.
 8. RELOCATE POOL (AS EQUIP.
 9. EXISTING LAUNDRY (TO REMAIN)
 10. EXISTING BEDROOM (TO REMAIN)
 11. EXIST'G COVERED PORCH (11)
 12. RELOCATED CIRCULAR STAIR
 13. NEW WOOD DECK
 14. NEW SECOND FLOOR DECK
 15. NEW PATIO AT GRADE W/ PAVERS
 16. RAISE EXISTING SPA
 17. ADD STONE TO EXISTING POOL
 18. NEW G. SIDE WALL
 19. EXISTING CMU WALL

HOTTMANN/WINTER
RENOVATION/ADDITION
 415 UNITED ST. KEY WEST, FL.



WILLIAM ROWAN
 ARCHITECTURE
 521 BEACON LANE
 305 596 5764
 KEY WEST, FLORIDA
 FLORIDA LICENSE #00010751

Project No:

Date: 5.20.14

7
 7 of 13

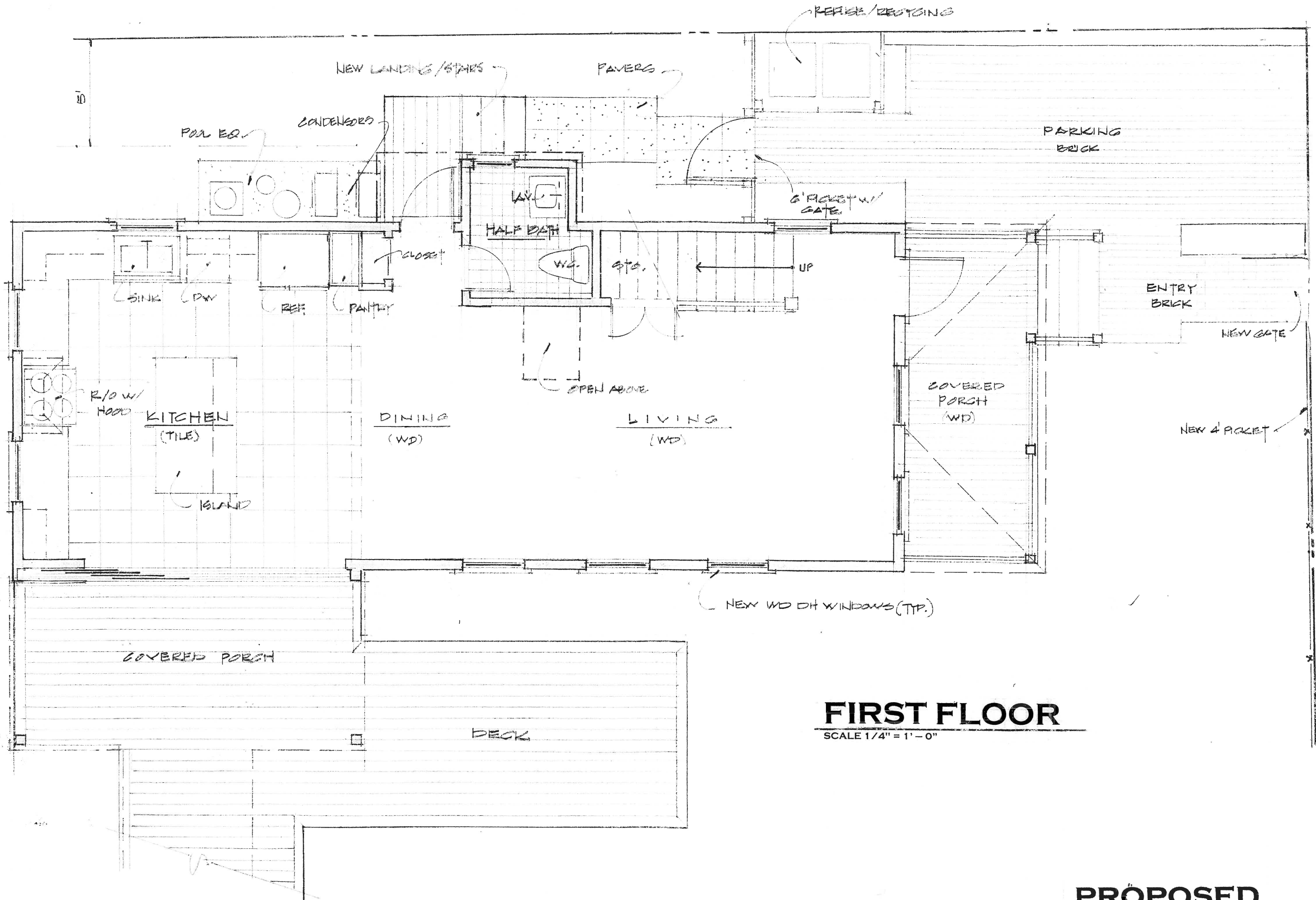
SITE PLAN

SCALE 1/8" = 1' - 0"

PROPOSED

PROP. 73.21

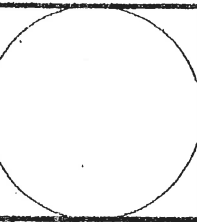
PROP. 84.22



FIRST FLOOR

SCALE 1/4" = 1' - 0"

HOTTMANN/WINTER
RENOVATION/ADDITION
 415 UNITED ST. KEY WEST, FL.



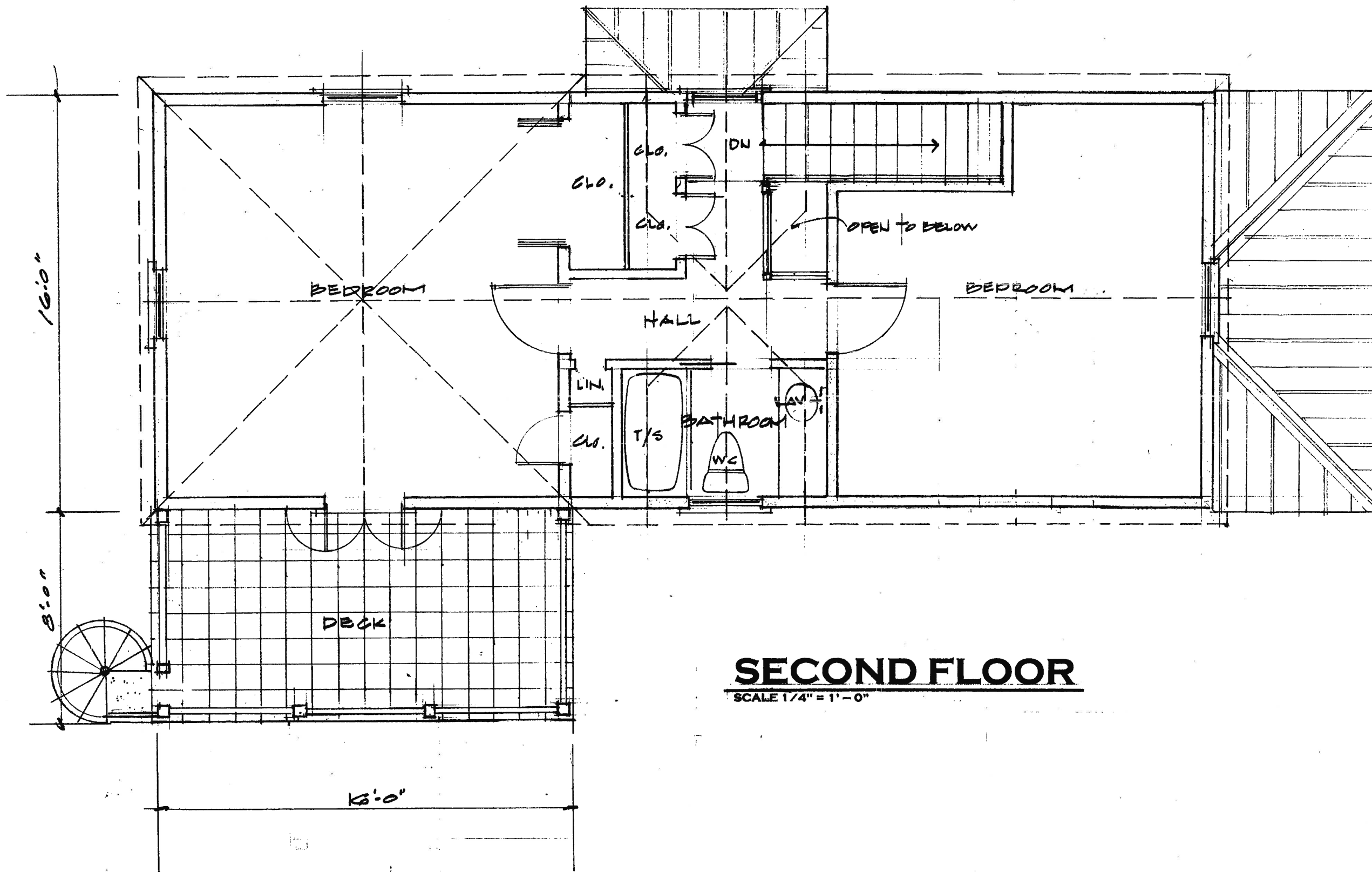
WILLIAM R. O'WAIN
 ARCHITECTURE
 521 PEACOCK LANE
 305 296 5764
 KEY WEST, FLORIDA
 FLORIDA LICENSE #18754701

Project No:

Date: 9.20.14



PROPOSED



SECOND FLOOR

SCALE 1/4" = 1' - 0"

HOTTMANN/WINTER
 RENOVATION/ADDITION
 415 UNITED ST. KEY WEST, FL.

WILLIAM ROWAN
 ARCHITECTURE

311 PERCON LANE
 305 396 5784
 KEY WEST, FLORIDA
 FLORIDA LICENSE #17052

Project No:

Date:

9

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PROPOSED

HOTTMANN/WINTER
RENOVATION/ADDITION
415 UNITED ST. KEY WEST, FL.

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305 286 5764
KEY WEST, FLORIDA
FLORIDA LICENSE #18754215

Project No:

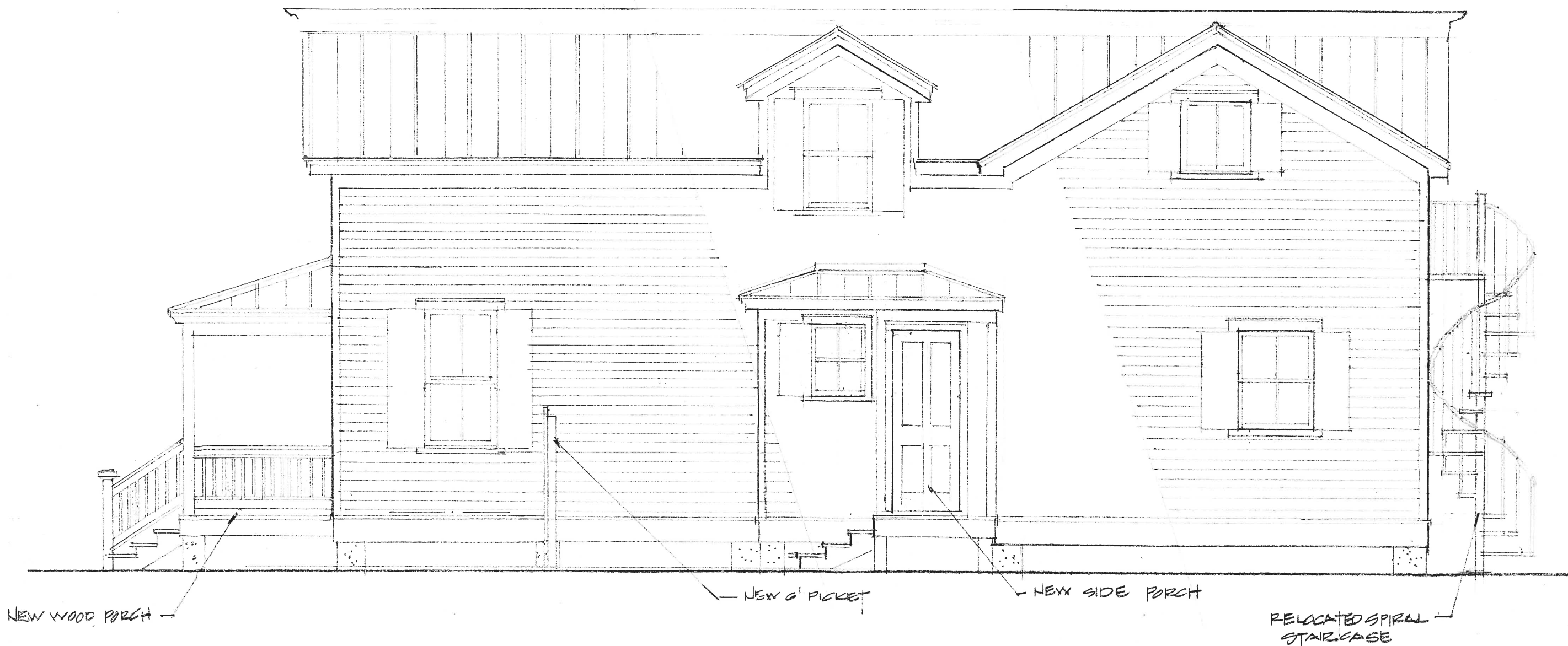
Date: 9.20.14

10

PROPOSED



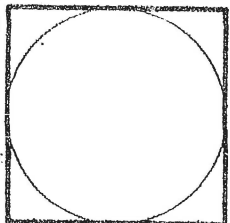
EAST ELEVATION



NORTH ELEVATION

PROPOSED

HOTTMANN/WINTER
RENOVATION/ADDITION
 415 UNITED ST. KEY WEST, FL.

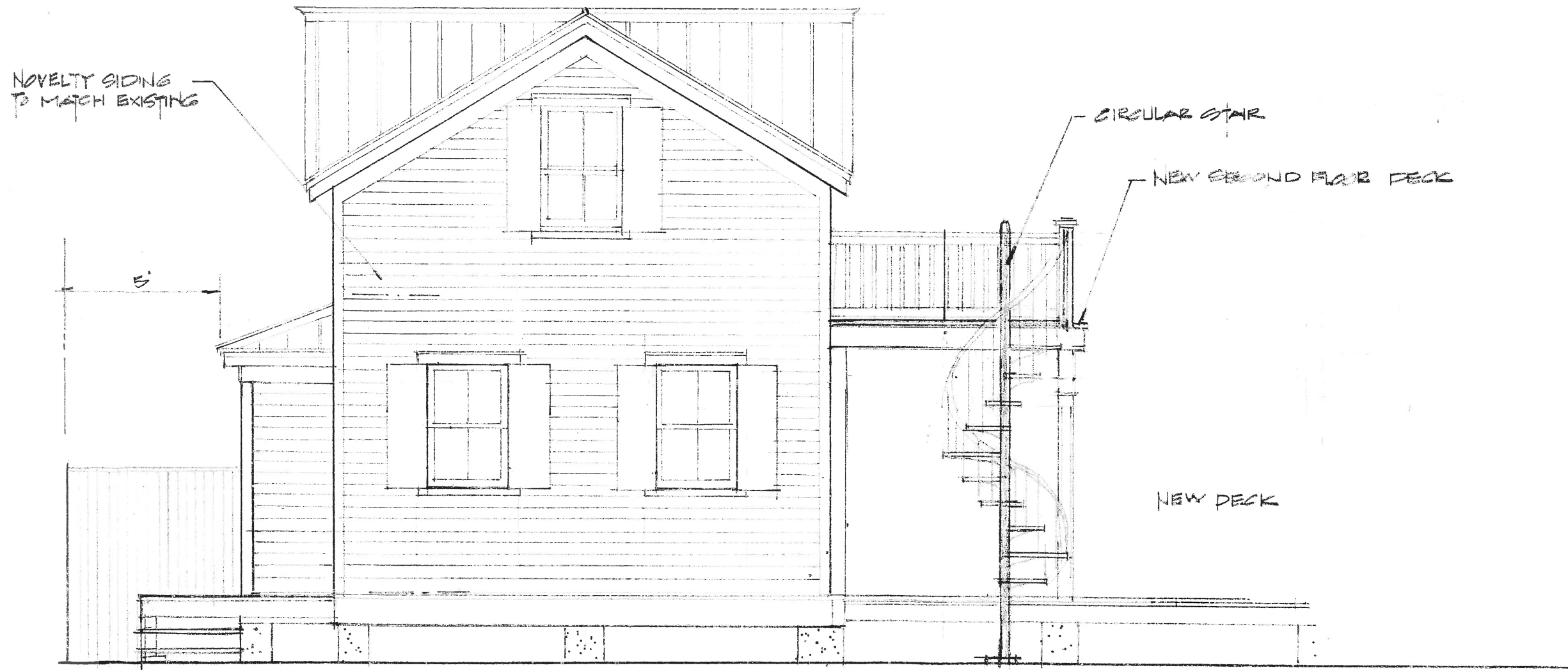


WILLIAM ROWAN
ARCHITECTURE
 521 PEACOCK LANE KEY WEST, FLORIDA
 305 296 5264 FLORIDA LICENSE #RP0001051

Project No:

Date: 9.20.14

11
 11 0513



WEST ELEVATION

**HOTTMANN/WINTER
RENOVATION/ADDITION**
415 UNITED ST. KEY WEST, FL.

WILLIAM R. O'WAIN
ARCHITECTURE
521 PEACOCK LANE
505 296 5784
KEY WEST, FLORIDA
FLORIDA LICENSE ARCHITECT

Project No:

Date: 9.20.14

12

12 OF 13

PROPOSED



SOUTH ELEVATION

NEW WOOD ON 2ND FLOOR W/
WOOD SHUTTERS TO MEET
WIND & IMPACT

PROPOSED

HOTTMANN/WINTER
RENOVATION/ADDITION
415 UNITED ST. KEY WEST, FL.

WILLIAM ROWAN
ARCHITECTURE
321 PELICAN LANE
305 256 5784
KEY WEST, FLORIDA
FLORIDA LICENSE #14704223

Project No:

Date: 9.20.

13
13 05 13

All Windows to be 2 over 2 double hung (except one, as noted), with functional wood louvered hurricane shutters

North Elevation:

(1) Wood & glass window at 2nd level (2'6" wide x 2'6" tall) – THIS IS A 2-panel SLIDER

(1) Wood & glass window in dormer (2'6" wide x 4' tall)

(1) Wood & glass window at first floor (3'9" wide x 4'6" tall)

(1) Wood & glass window at first floor (2' wide x 2'6" tall)

(1) Wood & glass window at first floor (2'3" wide x 3'6" tall)

Wooden 4-panel door, natural finish (2'10" x 6'8")

5-V crimp Roof (over new covered porch, over new dormers, and at extended ½-story)

East Elevation:

Wood & glass window at 2nd story (2'6" wide x 4' tall),

(2) Wood & glass windows at porch (3' wide x 4' tall) – NO SHUTTERS

Wooden 4-panel door, natural finish (3'0" x 6'8")

(approx. 8 liner feet) PT Wood for 6' tall solid fence (painted white) – this is 18' back from property line

South Elevation:

(2) Wood & glass windows at 2nd story (2'6" wide x 4' tall)

(3) Wood & glass windows at first floor (3' wide x 5' tall)

White Aluminum & Glass 4-panel sliding glass doors (3'0" each panel x 6'8" tall)

West Elevation:

(2) Wood & glass windows at 2nd story (2'6" wide x 4' tall)

(1) Wood & glass window at first floor (2'6" wide x 4' tall)

PT Wood deck and rail at 2nd story deck, natural finish

General throughout & on site plan:

(approx. 25 linear feet) Natural stone privacy wall (see photo for example)

Similar stone will be added to top edge of pool

(approx. 8 linear feet) 6' PT wood picket fence & gate (painted white)

(approx. 65 linear feet) 4' tall PT wood picket fence (painted white)

(approx. 153 sq ft) Brick at entry to be traditional Chicago red

(approx. 144 sq ft) 12"x12" concrete pavers (for at-grade patio)

5-V Crimp roofing

Wood novelty siding (painted white)

PT Wood Decking (natural wood finish)

PT wood railing (painted white)

Novelty siding (painted white)

Wood/glass 2 over 2 windows with shutters
See Material list for sizes and locations





2'6" x 2'6" Slider
(wood)



3'0" (18" each pane!) x 6'8" French Door
at 2nd story South Elevation

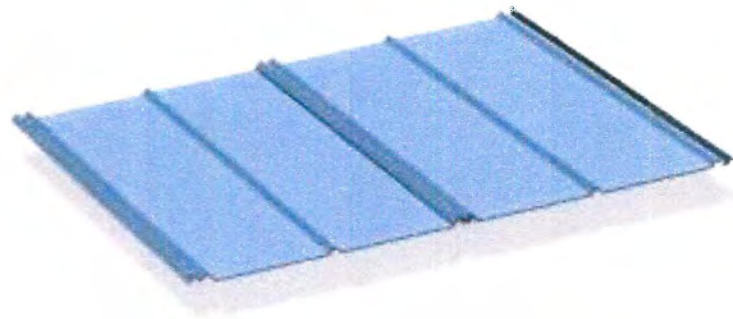


3'0" x 6'8" Entry Door
at East Elevation

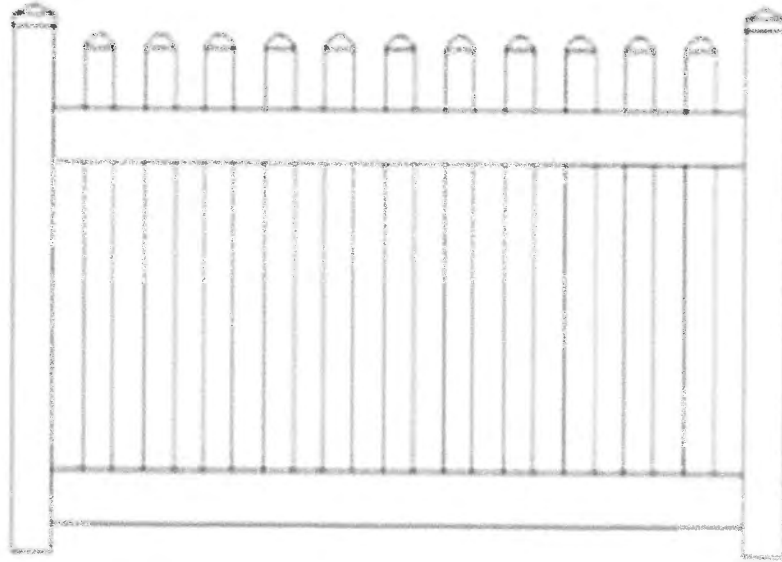


2'10" x 6'8" Entry Door
at North Elevation

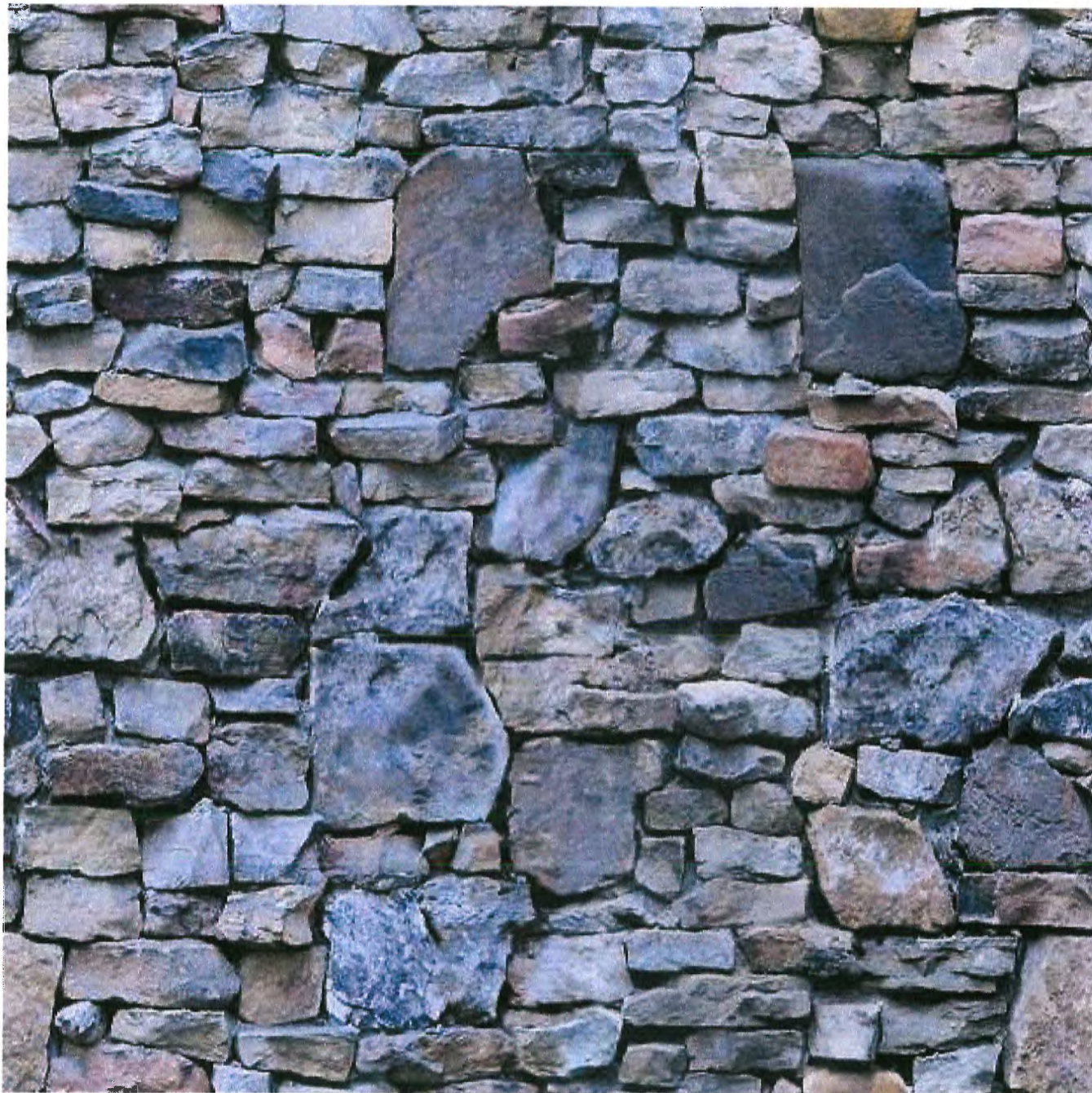




5-V Crimp

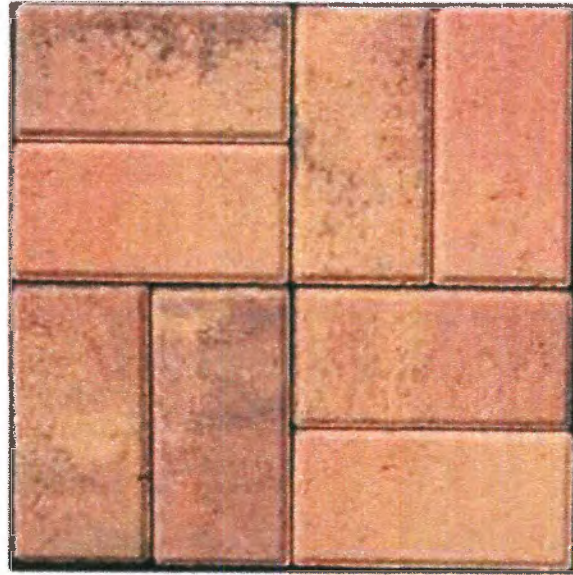


example of picket fence
PT wood, painted white



Example of rock privacy wall to be added at pool area

See item #18 on page A-5 of drawings



Example - Brick for front entry



12"x12" concrete paver

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:

RAISING A CONTRIBUTING HOUSE BY 12". REPLACEMENT OF SKYLIGHTS BY ADDITION OF DORMERS. SIDE AND BACK ADDITIONS AND NEW DECK. RELOCATION OF SPIRAL STAIRCASE AND SITE IMPROVEMENTS. DEMOLITION OF ROOF AND RAILINGS ON THE BACK PORTION OF MAIN HOUSE.

FOR- #415 UNITED STREET

Applicant- William Rowan

Application # H14-01-1612

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.

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 October 23, 2014
JAMES HOTTMANN, 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:
415 UNITED ST. Key West 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 10/28,
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 ?.

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

Signed Name of Affiant:

[Signature]
Date: 10/23/14
Address: 415 UNITED ST.
City: Key West FL
State, Zip: 33040

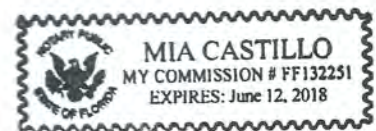
The forgoing instrument was acknowledged before me on this 23rd day of
October, 2014.

By (Print name of Affiant) James A Hottmann who is
personally known to me or has produced FL Drivers license as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Mia Castillo
Print Name: mia castillo

Notary Public - State of Florida (seal)
My Commission Expires: June 12, 2018



DOORBOX[®]

LOT

JOB

WARNING

UNAUTHORIZED
INTERFERENCE WITH
PROPERTY
MAY BE PROSECUTED
TO THE FULL
EXTENT OF THE LAW

Public
Meeting
Notice

Property Appraiser Information

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Previous Record **Alternate Key: 1029980 Parcel ID: 00029210-000000** [Next Record](#)

Ownership Details

Mailing Address:

HOTTMANN JAMES A
516 CATHERINE ST

All Owners:

HOTTMANN JAMES A, WINTER KEVIN M R/S

KEY WEST, FL 33040-3104

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

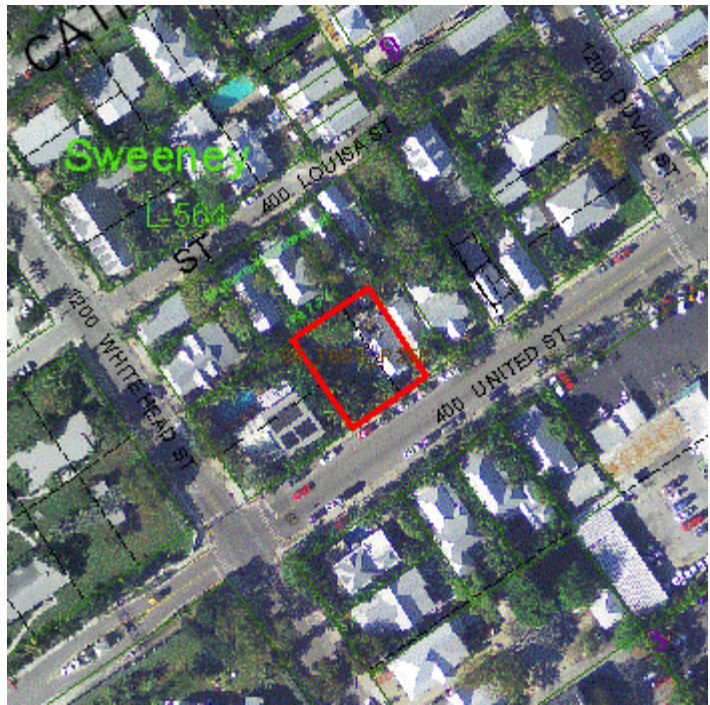
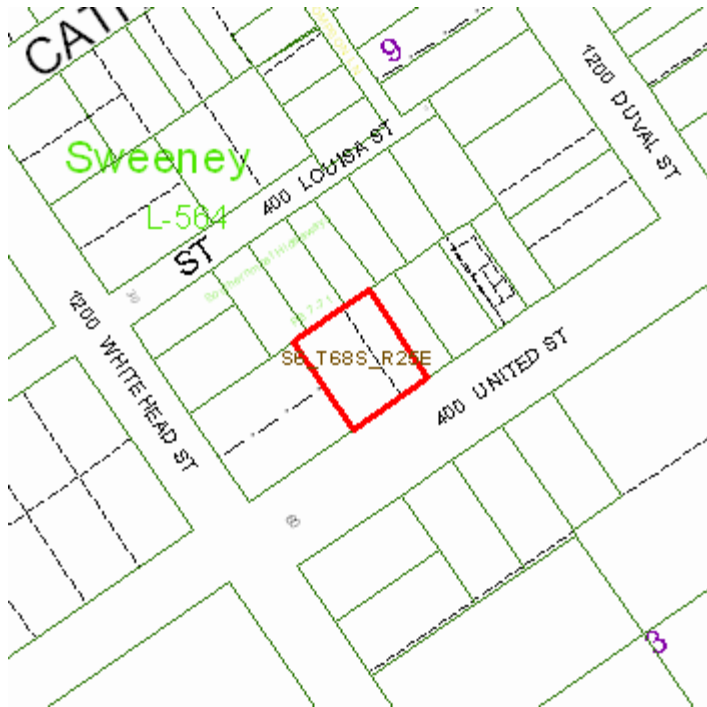
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 415 UNITED ST KEY WEST

Legal Description: KW PT SUB 9 AND ALL SUB 11 PT LOT 4 SQR 9 TR 11 OR306-481/82 OR673-710 OR772-285/86 OR807-1223/24 OR833-2351/52 OR839-1305/06 OR998-1306/07 OR1246-379AFF OR1334-736/37FJ OR1351-1860/2 OR1351-1863/5 OR2673-1304/05

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	73	84	6,167.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 0

Total Living Area: 1074

Year Built: 1933

Building 1 Details

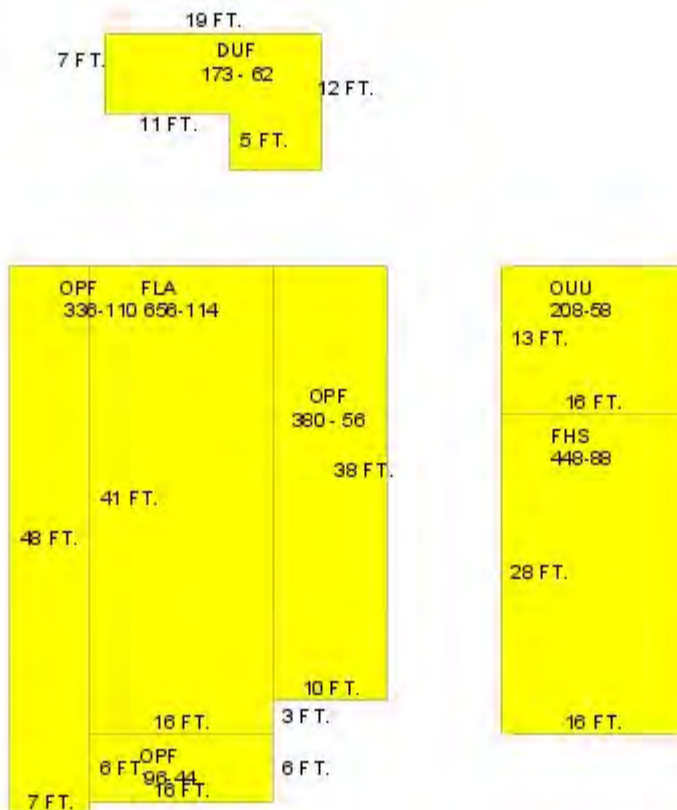
Building Type	R1	Condition	G	Quality Grade	550
Effective Age	17	Perimeter	114	Depreciation %	22
Year Built	1933	Special Arch	0	Grnd Floor Area	656
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONC BLOCK
Heat 1	NONE	Heat 2	NONE	Bedrooms	2
Heat Src 1	NONE	Heat Src 2	NONE		

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	DUF	12:ABOVE AVERAGE WOOD	1	1998					173
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	656
2	OPF		1	1990			0.00	0.00	96
3	OPF		1	1990			0.00	0.00	336
5	FHS	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	448
6	OUU		1	1990			0.00	0.00	208
7	OPF		1	2003			0.00	0.00	380

Building 2 Details

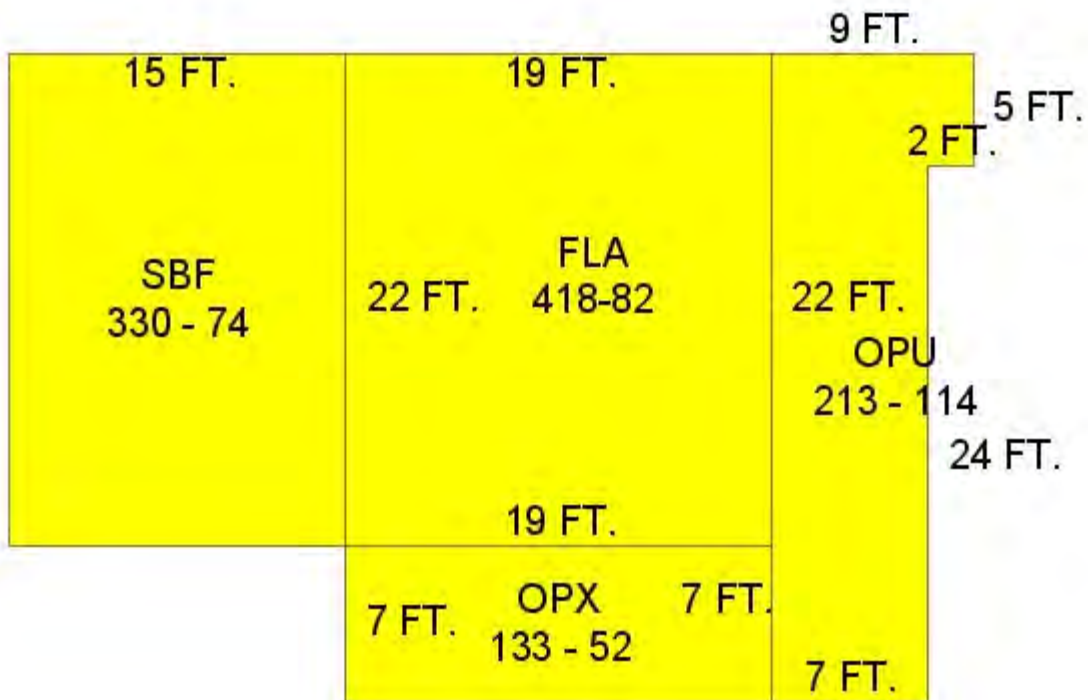
Building Type	R1	Condition	G	Quality Grade	450
Effective Age	17	Perimeter	82	Depreciation %	22
Year Built	1990	Special Arch	0	Grnd Floor Area	418
Functional Obs	0	Economic Obs	0		

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

Roof Type	FLAT OR SHED	Roof Cover	METAL	Foundation	CONCR FTR
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
0	OPX		1	2003				133
0	SBF		1	2003				330
1	OPU		1	1990		0.00	0.00	213

2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	418
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	221 SF	0	0	1987	1988	2	40
2	AC2:WALL AIR COND	1 UT	0	0	1987	1988	1	20
3	UB2:UTILITY BLDG	84 SF	12	7	1979	1980	3	50
4	PO4:RES POOL	300 SF	0	0	1998	1999	4	50
5	FN2:FENCES	955 SF	0	0	1983	1984	2	30

Appraiser Notes

HURRICANE WILMA DAMAGE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 E952026	06/01/1995	11/01/1995	500	Residential	ELECTRICAL REPAIRS
2 9903229	09/17/1999	11/24/1999	2,000	Residential	RESURFACE POO;L
3 0000577	03/06/2000	08/11/2000	500	Residential	ELECTRICAL
4 03-0242	01/24/2003	10/08/2003	150	Residential	ATF PAINT EXTERIOR
5 05-6509	12/30/2005	02/28/2008	10,000	Residential	RED TAGGED STORM DAMAGE INTERIOR WORK

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	181,761	21,746	306,920	510,427	438,117	0	510,427
2013	182,321	22,272	285,693	490,286	398,289	0	490,286
2012	184,492	22,799	154,790	362,081	362,081	0	362,081
2011	186,662	23,411	214,297	424,370	401,738	0	424,370
2010	188,832	23,996	152,389	365,217	365,217	0	365,217
2009	209,893	24,642	432,497	667,032	667,032	0	667,032
2008	185,794	25,260	617,500	828,554	828,554	0	828,554
2007	249,917	20,018	1,018,875	1,288,810	1,288,810	0	1,288,810
2006	394,412	20,492	555,750	891,772	891,772	0	891,772
2005	345,047	20,995	463,125	829,167	829,167	0	829,167
2004	201,668	21,470	463,125	686,264	686,264	0	686,264
2003	195,369	21,973	142,025	359,367	359,367	0	359,367

2002	223,872	22,447	98,800	345,119	345,119	0	345,119
2001	204,327	23,051	98,800	326,178	326,178	0	326,178
2000	220,809	25,492	114,238	360,539	360,539	0	360,539
1999	187,664	16,864	114,238	318,766	318,766	0	318,766
1998	165,865	15,367	114,238	295,470	295,470	0	295,470
1997	151,648	14,509	101,888	268,045	268,045	0	268,045
1996	116,579	11,477	101,888	229,945	229,945	0	229,945
1995	87,254	11,815	101,888	200,957	200,957	0	200,957
1994	78,032	10,871	101,888	190,791	190,791	25,000	165,791
1993	82,480	11,172	101,888	195,540	195,540	25,000	170,540
1992	82,480	11,464	101,888	195,832	195,832	0	195,832
1991	82,480	11,778	101,888	196,146	196,146	25,000	171,146
1990	55,277	12,333	27,891	95,501	95,501	25,000	70,501
1989	50,252	11,480	28,418	90,150	90,150	0	90,150
1988	47,869	9,083	26,313	83,265	83,265	0	83,265
1987	50,462	2,034	15,788	68,284	68,284	0	68,284
1986	17,803	0	15,156	32,959	32,959	0	32,959
1985	17,397	0	11,367	28,764	28,764	0	28,764
1984	16,551	0	11,367	27,918	27,918	0	27,918
1983	16,551	0	8,568	25,119	25,119	0	25,119
1982	16,785	0	6,068	22,853	22,853	0	22,853

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
2/24/2014	2673 / 1304	755,000	WD	02
4/1/1995	1351 / 1860	275,000	WD	Q
12/1/1986	998 / 1306	1	WD	M
7/1/1981	839 / 1305	45	WD	U
6/1/1980	833 / 2351	40	WD	U

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Monroe County Monroe County Property Appraiser

Scott P. Russell, CFA

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