



Historic Architectural Review Commission Staff Report for Item 14

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: November 18, 2024

Applicant: Jim Reynolds, Engineer

Application Number: H2024-0054

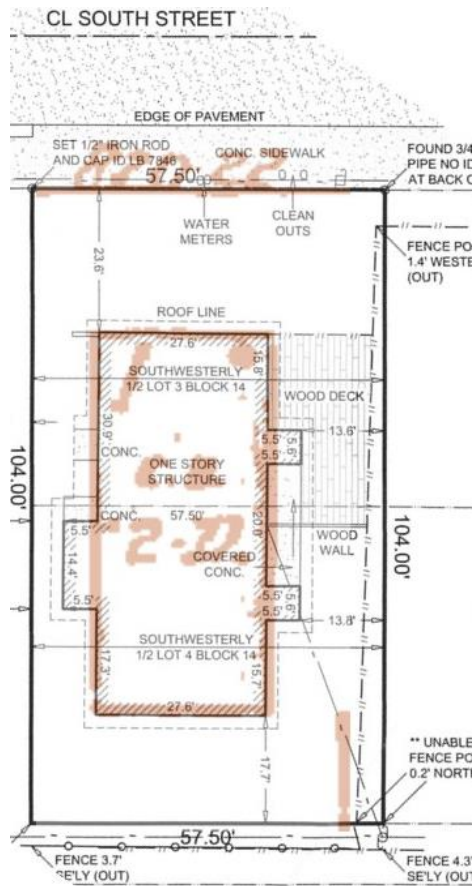
Address: 828 South Street

Description of Work:

Demolition of low brick wall and partial demolition of roof.

Site Facts:

The site under review contains a principal structure build circa 1962. The one-story CMU structure on the site is not listed in the survey and was designed as a duplex. By comparing the 1962 Sanborn map and the current survey it is noticeable that the building form has changed by the construction of small additions on the east and west elevations. The structure is still used as a duplex.



1962 Sanborn map and current survey.



Building under review circa 1965. Monroe County Library.



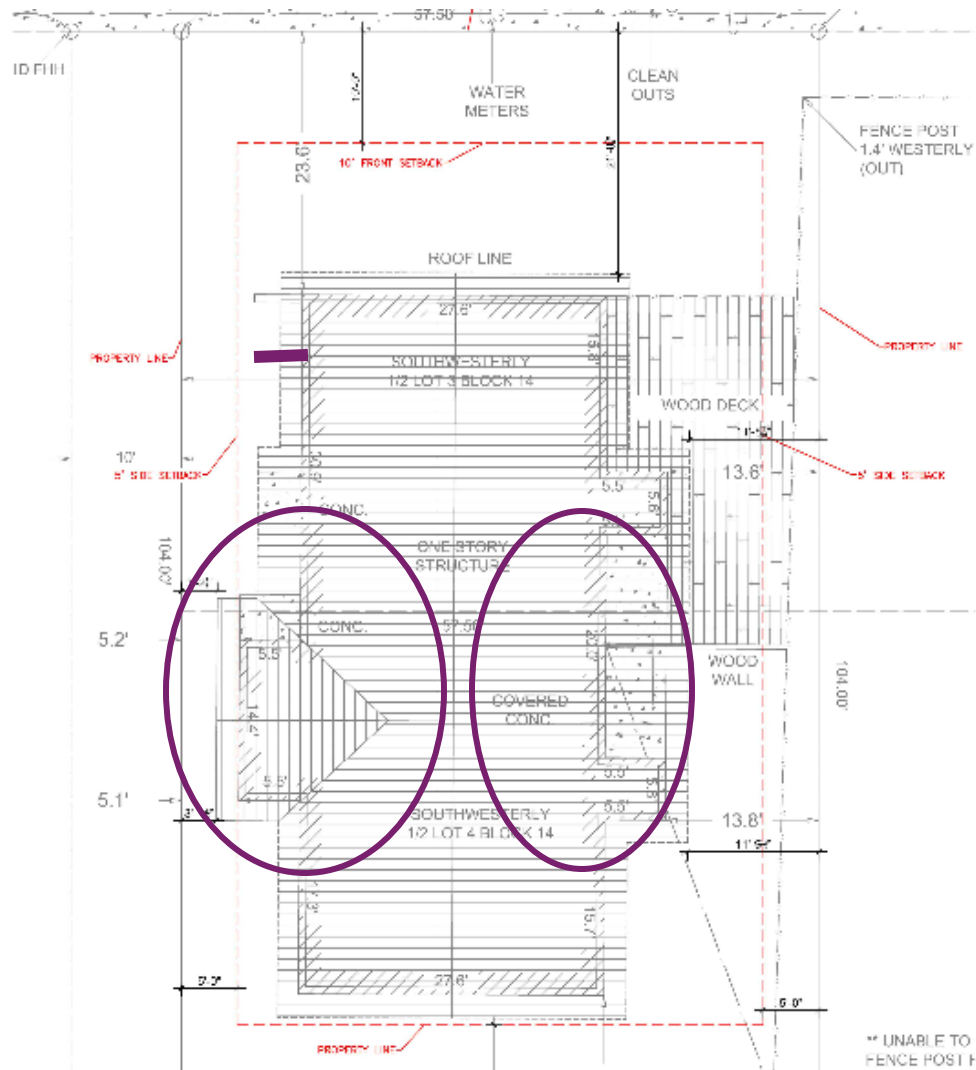
Front elevation.

Ordinance Cited on Review:

- Section 102-217 (3), demolition of a historic but non-contributing building or structure of the Land Development Regulations.
- Section 102-218, Criteria for Demolitions.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a non-contributing but historic small brick wall attached to the northwest corner of the house. The application also requests the partial demolition of two side roofs, which are not original to the building but were built more than 50 years ago. Plans have been submitted for the new roof line for two additions and stucco finish for the brick wall that is attached to the house.



Proposed elements to be demolished marked in purple color.

It is staff's opinion that the request for demolition shall be reviewed based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria state the following.

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the elements to be considered for demolition are not irrevocably compromised by extreme deterioration.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction;*

Staff opines that the roof that will be demolished as well as the brick wall have no distinctive characteristics of a type, period or method of construction.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

It is staff's understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past;*

The elements under review are not significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society;*

It is staff's understanding that the site is not associated with any event with significant effect upon society.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city. The building was built after the period of significance of the historic district.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The elements under review are fine examples of an era of history characterized by a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif;*

This is not the case.

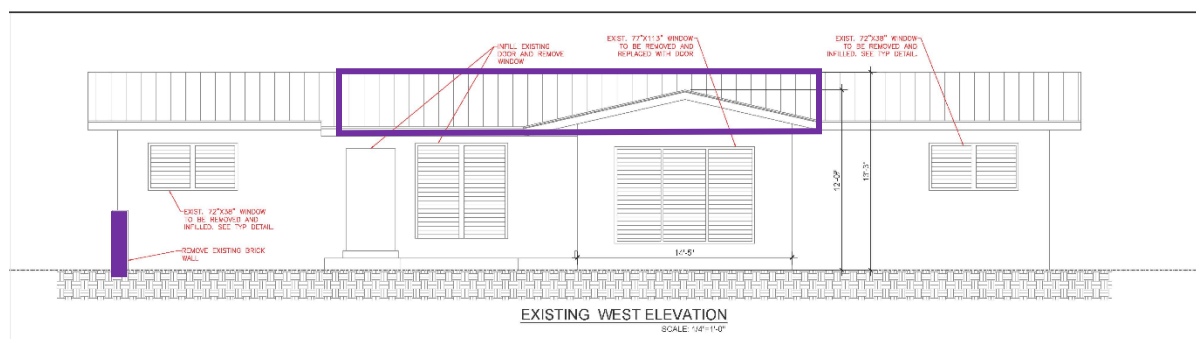
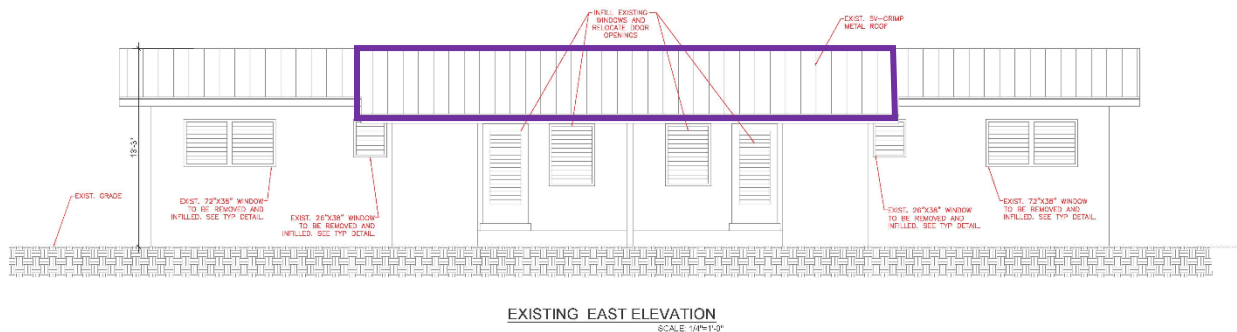
- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The elements under review do not yield important information in history.

In conclusion, staff recommends the Commission to consider the request for partial demolition of non-original roofs and for a small brick wall as it is consistent with cited LDR's regulations pertaining demolition within the historic district. If approve, this will be the only required reading for demolition, as the building under review is historic but a non-contributing structure.



West and east elevations with highlighted roof areas and small wall proposed to be demolished.

APPLICATION

OCT 28 2024

BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>HARC 2024-0054</i>	REVISION #	INITIAL & DATE <i>TK 10/28/2024</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

<i>828 SOUTH STREET</i>	
<i>NICOLAE POSTOLACHI</i>	PHONE NUMBER <i>305-304-1566</i>
<i>910 DUVAL STREET</i>	EMAIL <i>KEY/LIMESHOP@AHO.COM</i>
<i>KEY WEST, FL. 33040</i>	
<i>JIM REYNOLDS</i>	PHONE NUMBER <i>305-394-5987</i>
<i>24478 OVERSEAS AVE</i>	EMAIL <i>JIM REYNOLDS ENGINEERING SERVICES.COM</i>
<i>SUMMERLAND KEY, FL. 33042</i>	
<i>[Signature]</i>	DATE <i>10/24/2024</i>

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☒ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: *INTERIOR AND EXTERIOR REMODEL OF SINGLE STORY 2-VAIL RESIDENTIAL STRUCTURE. REMODEL INCLUDES WINDOW AND DOOR REPLACEMENT AND 351 SF ADDITIONS ON EAST AND WEST SIDES. ALUMINUM PRIVACY FENCE ON EAST PROPERTY LINE AND*
 MAIN BUILDING: *PARTIAL NORTH PROPERTY LINE*

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

INTERIOR PARTITIONS, EXTERIOR WINDOWS AND DOORS.
EXTERIOR FENCE
FRONT BRICK FACADE

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <i>NONE</i>	
PAVERS: <i>NONE</i>	FENCES: <i>EAST PROPERTY LINE</i>
	<i>ALUMINUM PRIVACY FENCE AND</i>
	<i>PARTIAL NORTH (FRONT) PROPERTY LINE.</i>
DECKS: <i>NONE</i>	PAINTING: <i>HOUSE WILL BE REPAINTED</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
	<i>NONE</i>
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
<i>NONE</i>	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
#2024-0054	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

828 SOUTH STREET, KEY WEST

PROPERTY OWNER'S NAME:

NICOLAE POSTOLACHI

APPLICANT NAME:

TIM REYNOLDS

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE

[Signature]

NICOLAE POSTOLACHI

10.25.2024

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

INTERIOR DEMOLITION FOR REMODEL

REMOVAL OF ALL DOORS AND WINDOWS

REMOVAL OF EXISTING FENCE

REMOVAL OF BRICK DECORATIVE FACADE

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

BUILDING IS NOT CONTRIBUTING NOR HISTORIC

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

- (1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

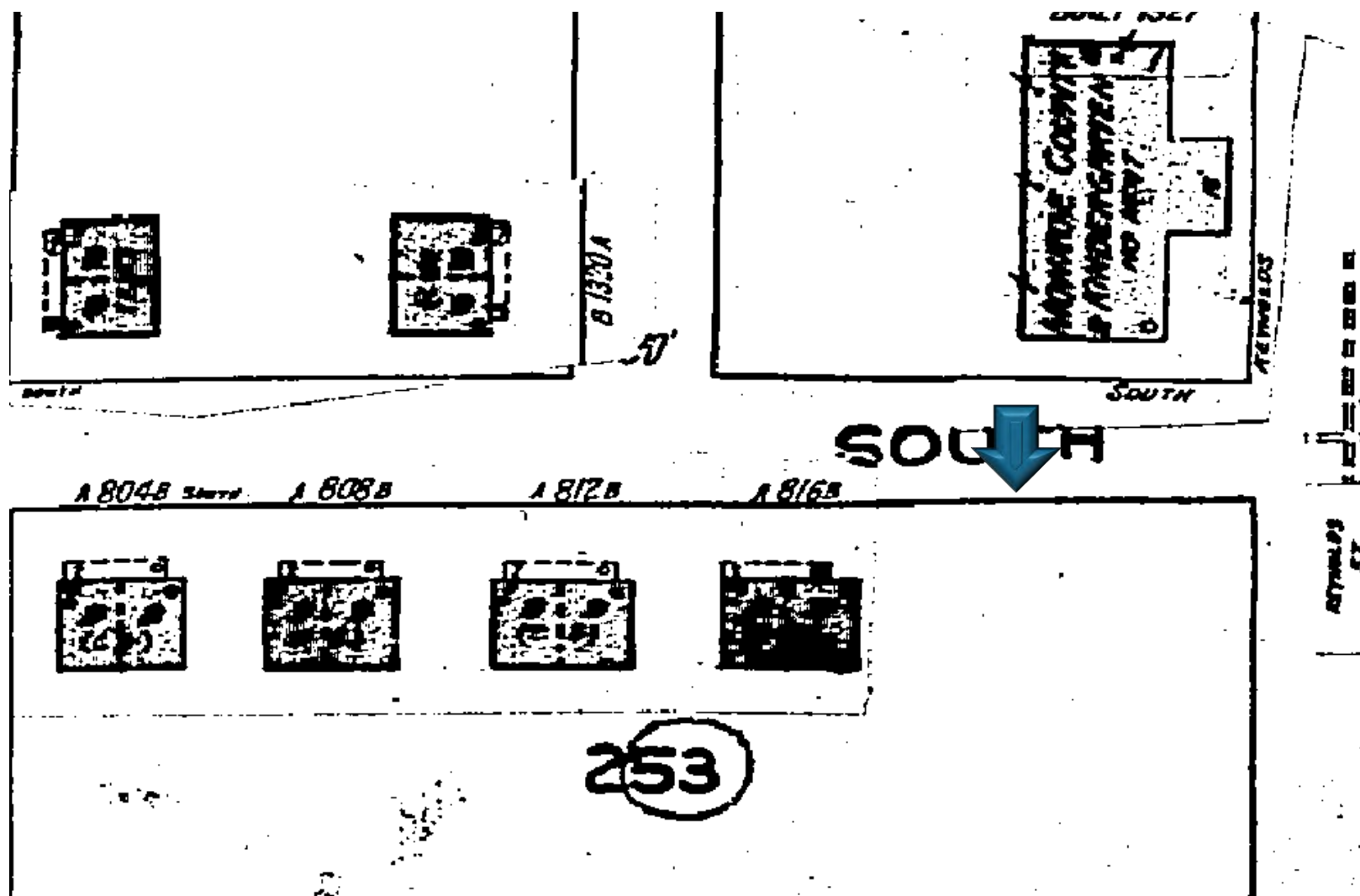
NO BUILDINGS ARE PROPOSED TO BE DEMOLISHED. JUST WINDOWS AND DOORS

- (2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

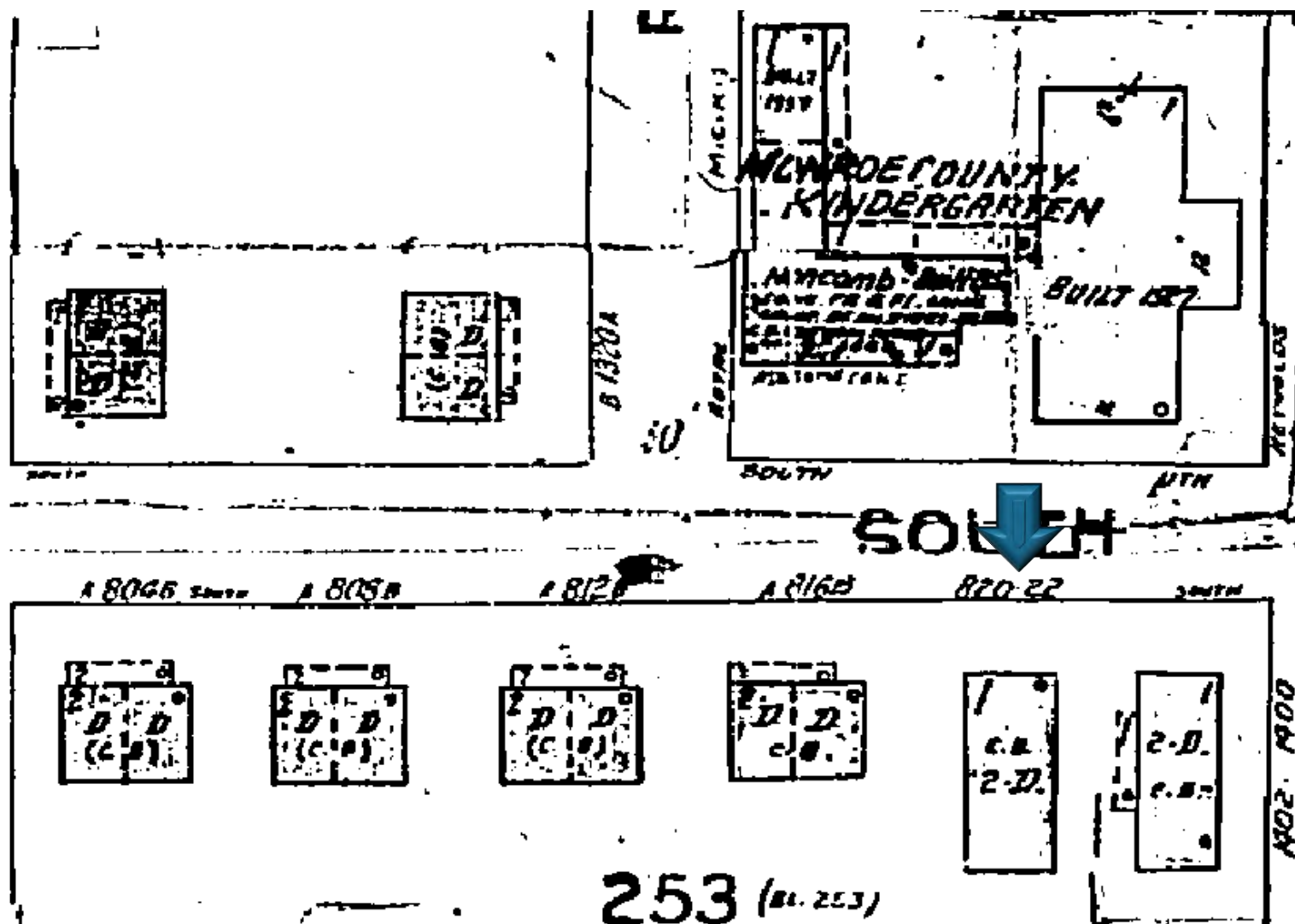
- (3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

- (4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



828 South Street circa 1965. Monroe County Library.

826-828 South Street



Front of House (Northwest corner)

826-828 South Street



Rear of House (Southwest corner)

826-828 South Street



Rear of House (Southeast corner)

826-828 South Street



Front of House (Northeast corner)

SURVEY

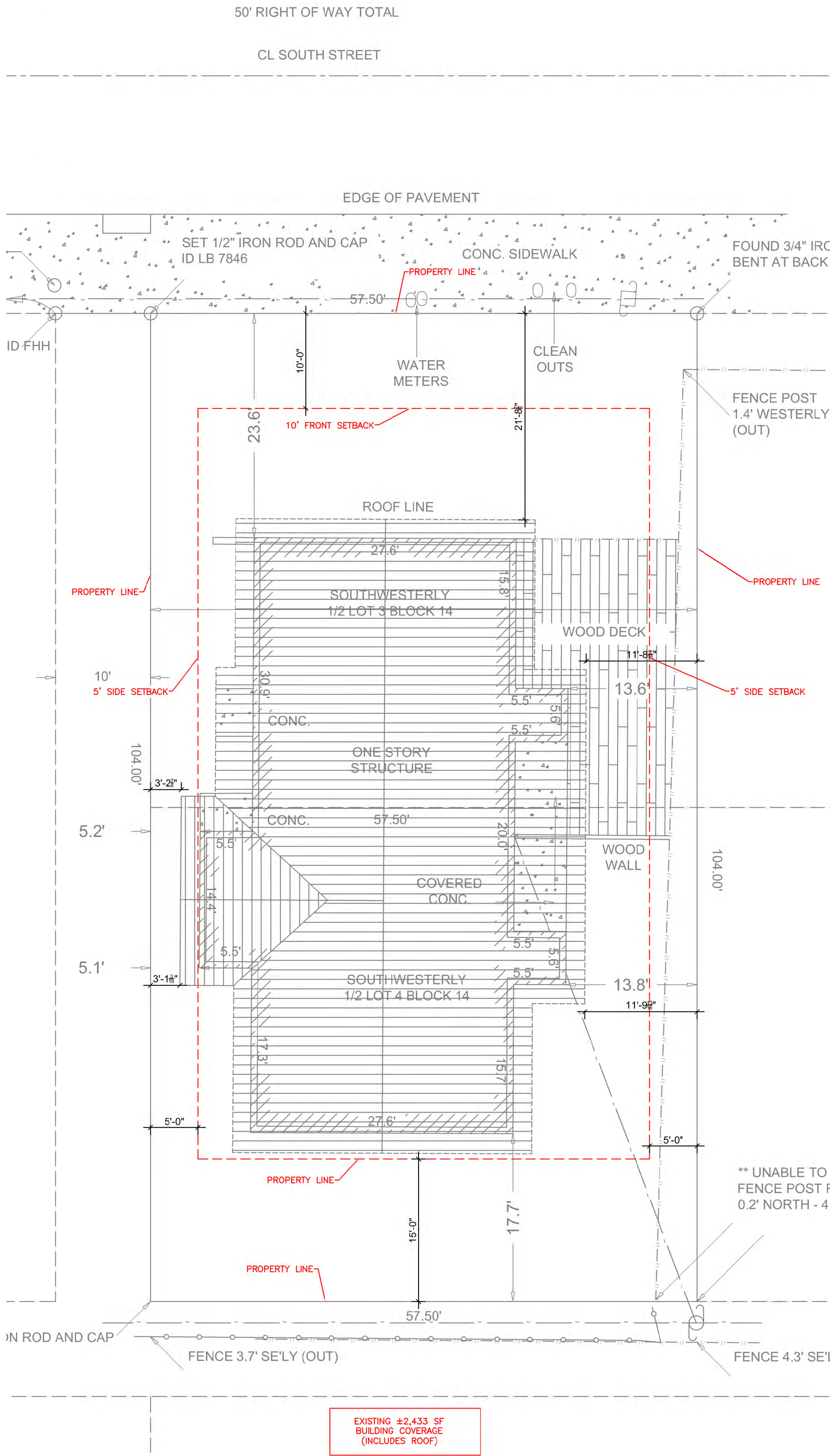
PROPOSED DESIGN

SITE DATA

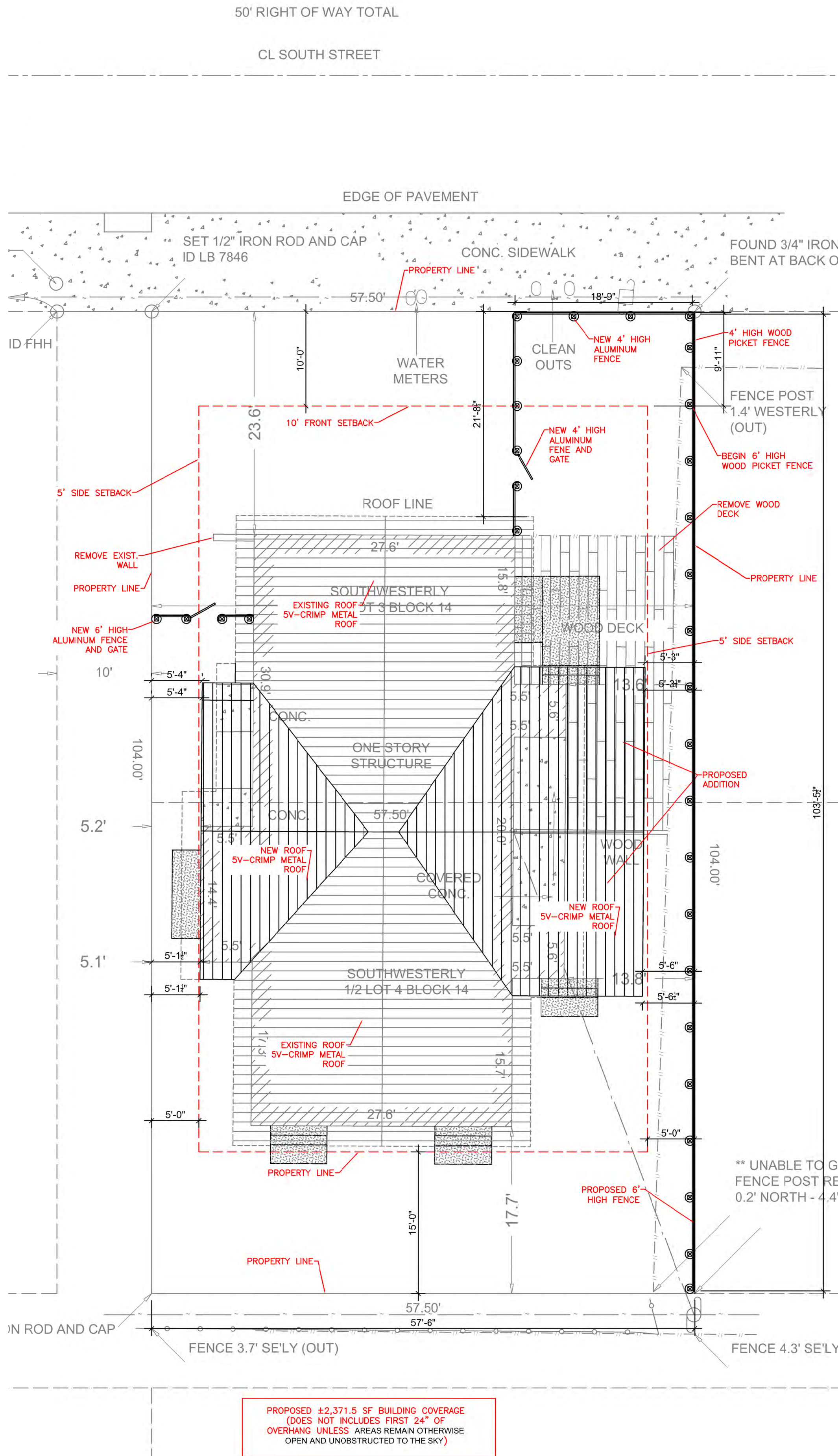
OWNER: NICOLAE & LUDMILA POSTOLACHI
ADDRESS: 828 SOUTH ST. KEY WEST
PARCEL ID: 00037750-000000
LEGAL DESCRIPTION:
KW KW INVESTMENT CO SUB PB1-69 THE SW LY 1/2 OF LOTS 3 & 4 SQR 14 TR 17
SECTION-TOWNSHIP-RANGE: 05/68/25
ZONING DISTRICT: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
BASE FLOOD ELEV: NA
DESIGN FLOOD ELEV: NA
F.I.R.M. -
COMMUNITY #120168
PREFIX #12087
MAP & PANEL #1516
SUFFIX "K"
DATED: 02-18-2005
SETBACKS:
FRONT: 10 FT
SIDE STREET: 7.5 FT
SIDE: 5 FT
REAR YARD: 15 FT

CALCULATIONS

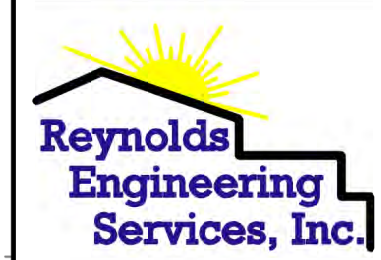
826 & 828 SOUTH ST. KEY WEST MULTI-FAMILY DUPLEX HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)	LOT SIZE: ±5,980 SF PER SURVEY DATED 6/19/24 BY REECE & ASSOCIATES		
	EXISTING	PROPOSED	REQUIRED
IMPERVIOUS (SF)	±2,182.7 SF ±36.5%	±2,402.7 SF ±40.18%	3,588 SF 60% MAX
OPEN SPACE (SF)	±3,357.1 SF ±56.14%	±3,137.1 SF ±52.46%	2,093 SF 35% MIN
BLDG COVERAGE (SF)	±2,020.4 SF ±33.8%	±2,371.5 SF ±39.7%	2,392 SF 40% MAX
NOTES: 1. EXISTING GRAVEL DRIVEWAY ACCOUNTS FOR 4 WHEEL PATHS, 2 FT WIDE X 20 FT LONG EACH. TOTAL IMPERVIOUS SF = 160 SF 2. TOTAL NEW STEP IMPERVIOUS = 60 SF 3. NO INCREASE TO BUILDING COVERAGE. 4. FIRST 24" OF OVERHANG DOES NOT COUNT AGAINST BUILDING COVERAGE OR OPEN SPACE SO LONG AS THE AREAS REMAIN OTHERWISE OPEN AND UNOBSTRUCTED TO THE SKY. 5. AREAS UNDER OVERHANGS THAT ARE IMPERVIOUS ARE ACCOUNTED FOR IN THE IMPERVIOUS AND OPEN SPACE CALCULATIONS.			



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

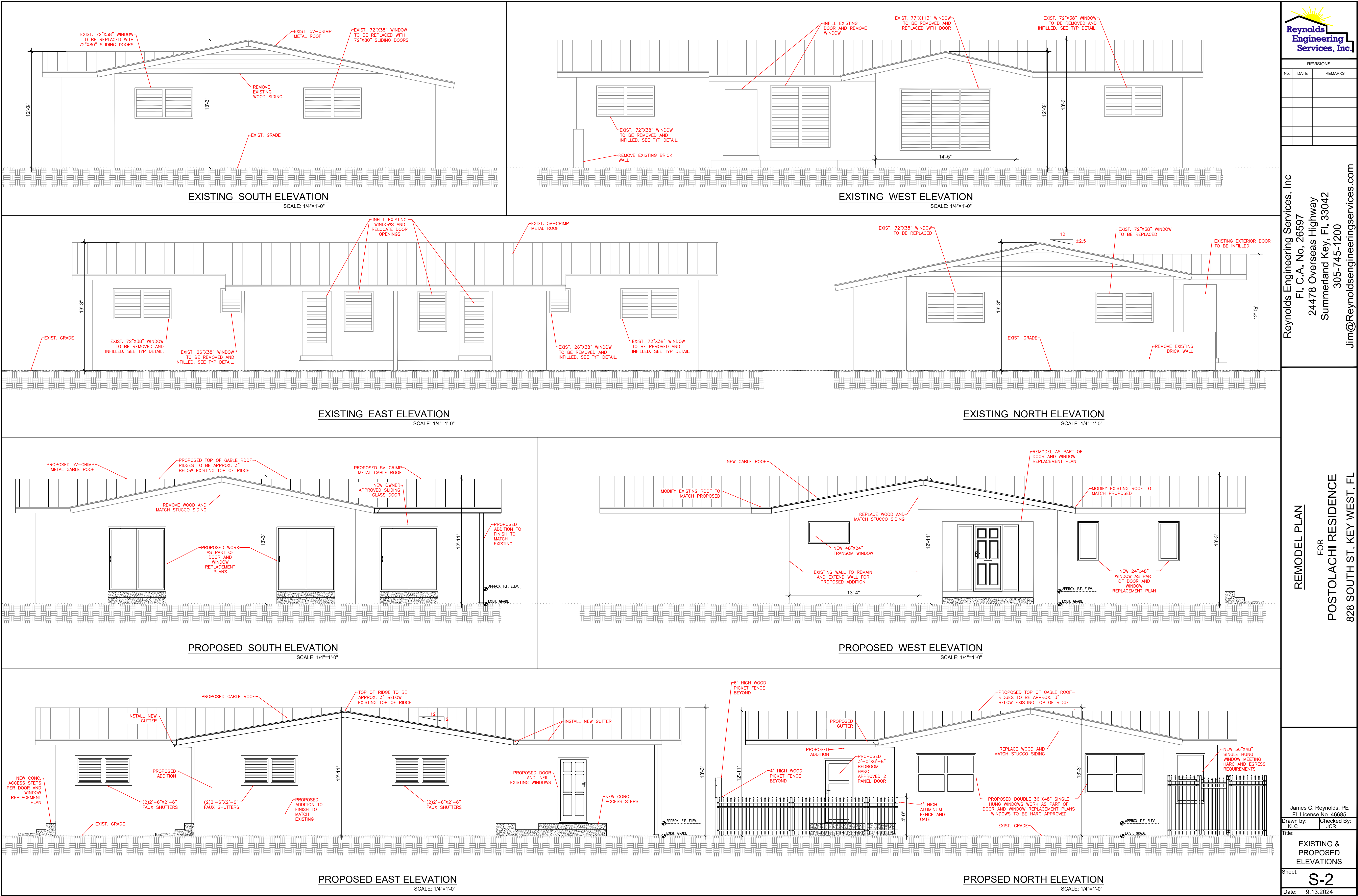


REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc
Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-745-1200
Jim@Reynoldsengeeringsservices.com

REMODEL PLAN
FOR
POSTOLACHI RESIDENCE
828 SOUTH ST, KEY WEST, FL

James C. Reynolds, PE
Fl. License No. 46685
Drawn by: KLC
Checked By: JCR
Title:
EXISTING AND PROPOSED SITE PLAN
Sheet:
S-1
Date: 9.13.2024



Reynolds Engineering Services, Inc.
Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-745-1200
Jim@Reynoldsen지니어ingservices.com

REVISIONS:		
No.	DATE	REMARKS

REMODEL PLAN
FOR
POSTOLACHI RESIDENCE
828 SOUTH ST, KEY WEST, FL

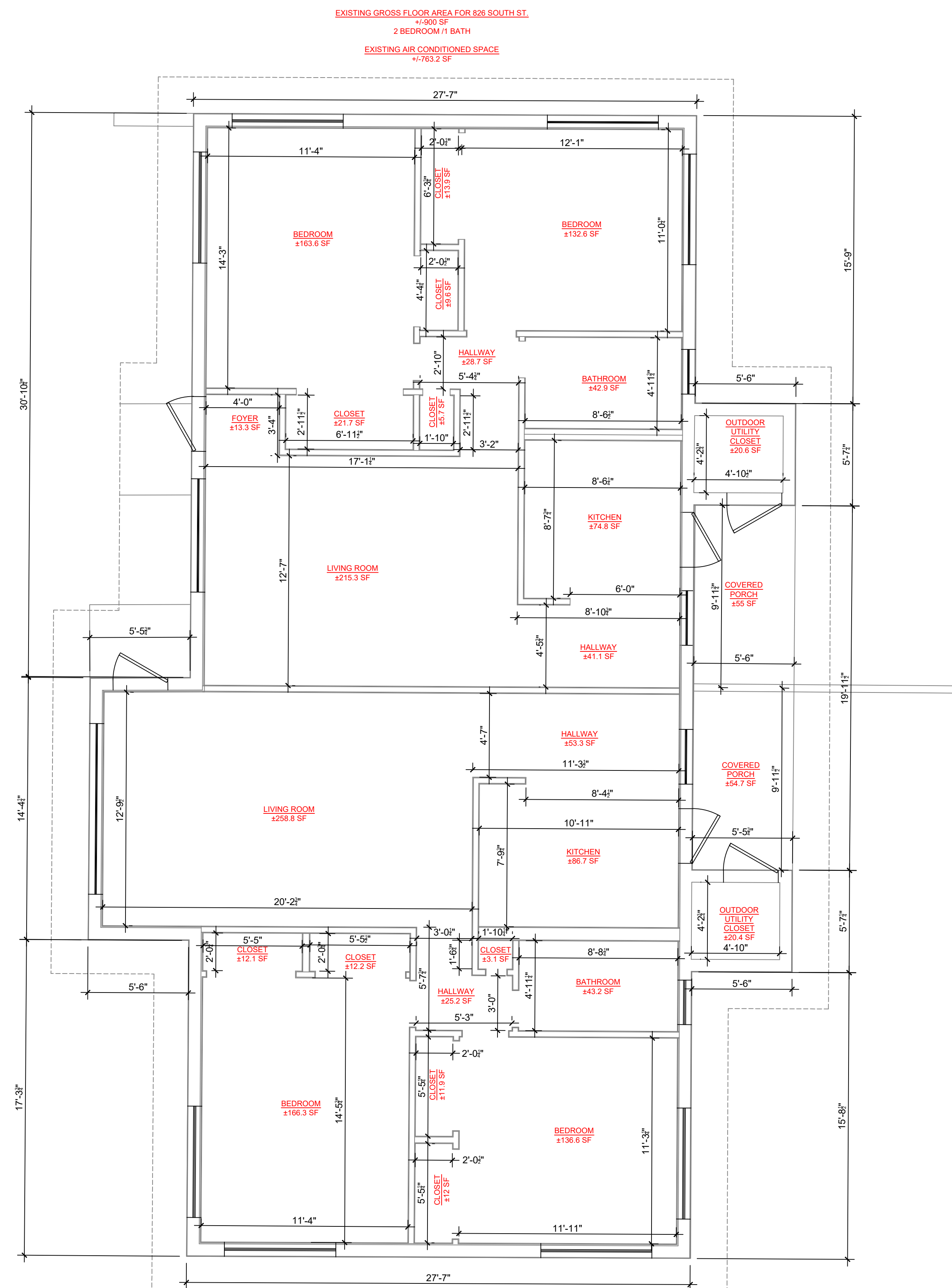
James C. Reynolds, PE
Fl. License No. 46685

Drawn by: KLC	Checked By: JCR
------------------	--------------------

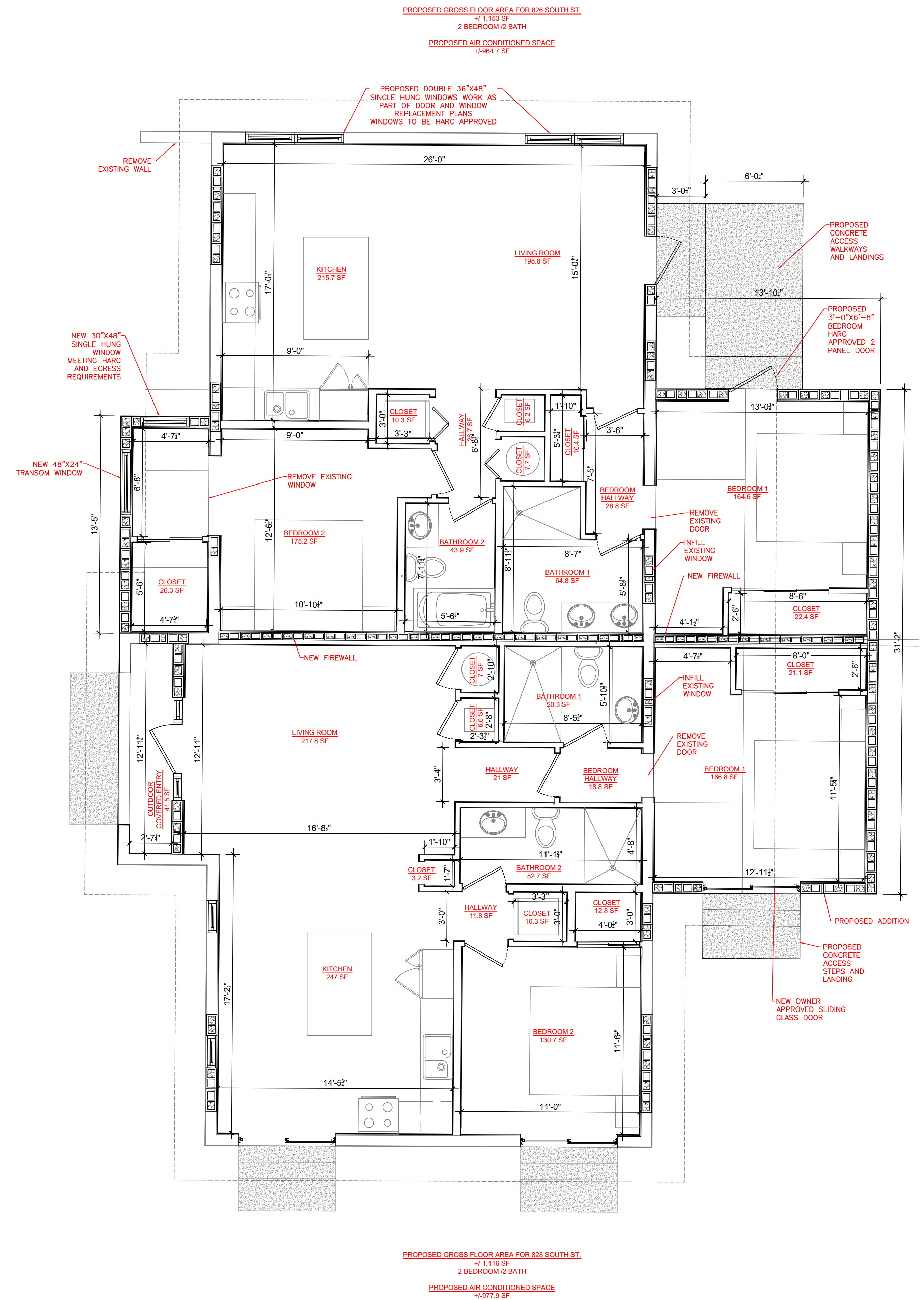
Title:
EXISTING & PROPOSED ELEVATIONS

Sheet:
S-2

Date: 9.13.2024



EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED ADDITION/REMODEL FLOOR PLAN
SCALE: 1/4"=1'-0"

[illegible]

Fl. C.A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-745-1200
Jim@Reynoldsengeeringervices.com

FOR
POSTOLACHI RESIDENCE
828 SOUTH ST, KEY WEST, FL

James C. Reynolds, PE Fl. License No. 46685	
Drawn by: KLC	Checked By: JCR
<p>le:</p> <p>FLOOR PLANS</p>	
<p>Sheet:</p> <p>S-3</p>	
<p>Date:</p> <p>9.13.2024</p>	

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2024, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITION TO SINGLE STORY RESIDENTIAL STRUCTURE WITH FENCE. DEMOLITION OF LOW BRICK WALL AND PARTIAL DEMO OF ROOF.

#828 SOUTH STREET

Applicant –Jim Reynolds Application #H2024-0054

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

RECEIVED

NOV 12 2024

BY: Tk

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared NICOLAE POSTOLACHI, 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:

828 SOUTH STREET, KEY WEST FL 33040 on the 12 day of NOVEMBER, 2024.

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 November 18, 2024.

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:

NICOLAE POSTOLACHI
Date: NOVEMBER 12, 2024
Address: 828 SOUTH ST.
City: KEY WEST
State, Zip: FLORIDA 33040

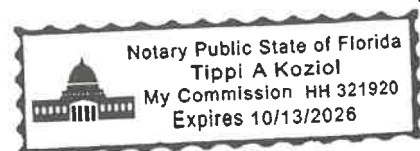
The forgoing instrument was acknowledged before me on this 12 day of NOVEMBER, 2024.

By (Print name of Affiant) NICOLAE POSTOLACHI who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)
My Commission Expires: 10.13.2026





Public
Meeting
Notice

826

[illegible]

Supplement: John Deere 111 Application 602,010-4064

PROPERTY APPRAISER INFORMATION

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00037750-000000
Account#	1038504
Property ID	1038504
Millage Group	10KW
Location Address	828 SOUTH ST, KEY WEST
Legal Description	KW KW INVESTMENT CO SUB PB1-69 THE SW LY 1/2 OF LOTS 3 4 SQR 14 TR 17 OR204-328-329 OR2107-2017 OR3269-0413 OR3285-0132
	(Note: Not to be used on legal documents.)
Neighborhood	6131
Property Class	MULTI-FAMILY DUPLEX (0802)
Subdivision	Key West Investment Co's Sub
Sec/Twp/Rng	05/68/25
Affordable	No
Housing	



Owner

POSTOLACHI NICOLAE	POSTOLACHI LUDMILA
910 Duval St	910 Duval St
Unit 101	Unit 101
Key West FL 33040	Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$242,999	\$236,526	\$239,954	\$201,746
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,279,122	\$932,925	\$717,421	\$553,359
= Just Market Value	\$1,522,121	\$1,169,451	\$957,375	\$755,105
= Total Assessed Value	\$992,394	\$902,176	\$820,160	\$745,600
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,522,121	\$1,169,451	\$957,375	\$755,105

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,279,122	\$242,999	\$0	\$1,522,121	\$992,394	\$0	\$1,522,121	\$0
2023	\$932,925	\$236,526	\$0	\$1,169,451	\$902,176	\$0	\$1,169,451	\$0
2022	\$717,421	\$239,954	\$0	\$957,375	\$820,160	\$0	\$957,375	\$0
2021	\$553,359	\$201,746	\$0	\$755,105	\$745,600	\$0	\$755,105	\$0
2020	\$538,065	\$190,217	\$0	\$728,282	\$677,818	\$0	\$728,282	\$0
2019	\$556,140	\$190,217	\$0	\$746,357	\$616,198	\$0	\$746,357	\$0
2018	\$599,241	\$193,099	\$0	\$792,340	\$560,180	\$0	\$792,340	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,980.00	Square Foot	58	104

Buildings

Building ID	2969	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1963	
Building Type	M.F. - R2 / R2	Effective Year Built	1999	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	2096	Roof Type	GABLE/HIP	
Finished Sq Ft	1820	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC ABOVE GRD	
Condition	GOOD	Heating Type		
Perimeter	192	Bedrooms	4	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	32	Grade	500	
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	168	0	0
FLA	FLOOR LIV AREA	1,820	1,820	0
PTO	PATIO	48	0	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		2,096	1,820	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/15/2024	\$1,012,500	Warranty Deed	2468683	3285	0132	01 - Qualified	Improved		
3/21/2024	\$100	Warranty Deed	2456417	3269	0413	11 - Unqualified	Improved		

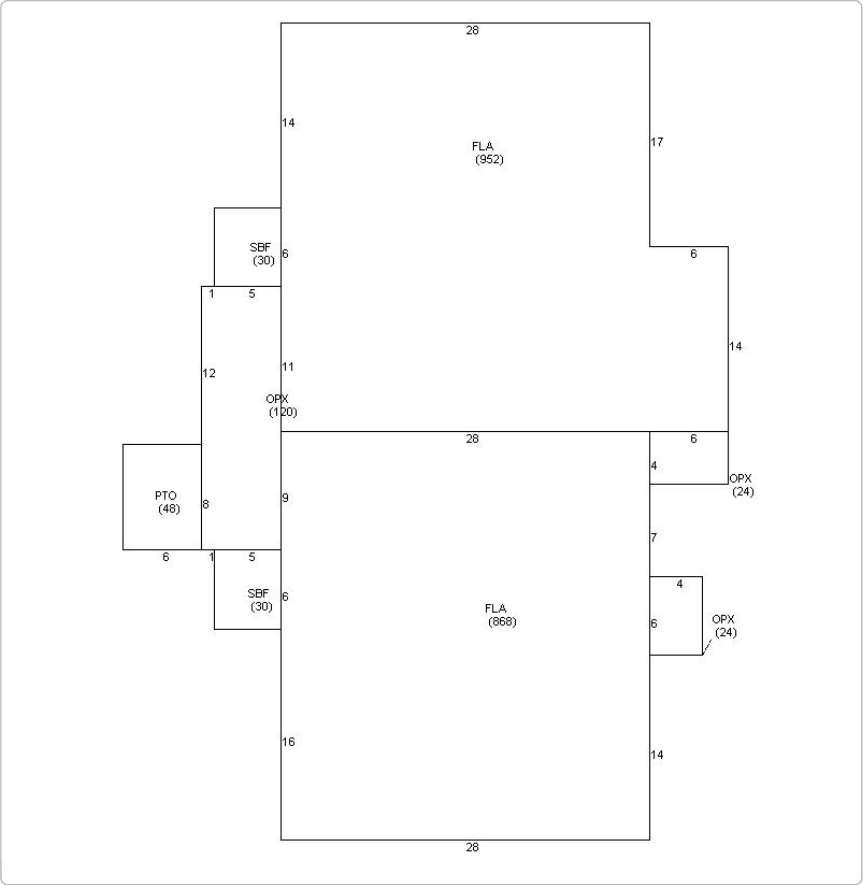
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
05-4797	11/01/2005	Completed	\$8,500	Residential	INSTALL V-CRIMP OVER ASPHALT SHINGLES
0103756	11/21/2001	Completed	\$2,100	Residential	ELECTRICAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/14/2024, 6:21:36 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL