



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: April 28, 2021
March 23, 2021 - **Postponed**
February 24, 2021 – **Postponed**

Applicant: Ray Pritchett

Address: #1311 Eliza Street

Description of Work:

Removal of front porch enclosure. Demolition of ~~one historic and~~ one non-historic structures at the rear.

Site Facts:

The site under review is located at 1311 Eliza Street. According to our survey, the primary structure at 1311 Eliza is historic and contributing to the historic district, with a year built circa 1906. There is an existing, historic sawtooth addition, as well as an existing, non-historic shed roof addition at the rear of the structure. There is also a non-historic shed structure in the rear yard of the property, which has been staff-approved for demolition.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of enclosed walls at the front porch of a historic house, as well as the demolition of a non-historic shed roof addition at the rear of the structure. As part of this application, plans are under review for renovations and a new rear addition to the historic house at 1311 Eliza Street.

It is staff's opinion that the request for the demolition of the enclosed front porch and non-historic rear addition shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

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

It is staff's opinion that the removal of the existing walls enclosing the front porch, as well as the removal of the non-historic shed roof addition, will not have a negative effect on the character of the surrounding neighborhood.

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

The front porch enclosure and rear shed roof addition under review for demolition are not historic.

- (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;*

The front porch enclosure and non-historic rear shed roof addition under review are not significant later additions, and they have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the front porch enclosure and non-historic rear shed roof addition in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS
 \$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020ET



City of Key West
 1 300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # 2021-0002	REVISION # 2	INITIAL & DATE 4/14/2021
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1311 Eliza Street		
NAME ON DEED:	Bob + Celina Family, LLC	PHONE NUMBER	225-235-7049
OWNER'S MAILING ADDRESS:	P.O. Box 52129	EMAIL	haynie and associates.com
APPLICANT NAME:	Ray Pritchett	PHONE NUMBER	305-747-3955
APPLICANT'S ADDRESS:	3055 Flagler Ave. Key west, Fl. 33040	EMAIL	ray.pritchett1970@gmail.com
APPLICANT'S SIGNATURE:	<i>Ray P</i>	DATE	1-23-2021

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: Restore + update a wood frame historic house. Install HARC approved windows (currently has Jalise). Constructing a Saw tooth addition (19'x9'). The addition will be constructed of wood framing + siding as per plans + will rest on piers with footers at same elevation as original house.

MAIN BUILDING: New addition will have V-crimp Tin roof

This 555 sq. foot structure is a historic wood framed house with wood siding + V-crimp tin roof. Dade county fire walls.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Demo Plan is attached for the removal of enclosed walls + front porch

RECEIVED
 JAN 25 2021
 BY: *MB*

Revision #1
 Received *AM*
 3/17/2021

Revision #2
 Received *AM*
 4/14/2021

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

and one Non contributing structure in rear of house	
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
a 3' wide paver path in front of house not to exceed 50% of front yard	Marc Approved picket fence 4' tall in front with gate + 6' on sides + rear
DECKS:	PAINTING:
	Marc Approved colors TBD
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
Fill will be added to cover up tree roots + new plants will be Marc approved plants to hide equipment	8X12 pool with heater + pump a water feature
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
2 ton A/C unit, pool Heater + pump all electric	None

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE: 02/24/21	___ APPROVED ___ NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	SCA
MEETING DATE: 03/23/21	___ APPROVED ___ NOT APPROVED	<input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	SCA
MEETING DATE:	___ APPROVED ___ NOT APPROVED	___ 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
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1311 Eliza Street
PROPERTY OWNER'S NAME:	Bob + Celina Family, LLC
APPLICANT NAME:	Randy Haynie + Ray Pritchett

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	 Randy Haynie 1/21/2021 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demo of enclosed walls @ front porch (original roof + porch post to remain) Demo of 1 non contributing structure at rear of house. This structure is a later addition + is not historic nor structurally sound.

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.
The 1 rear addition has structural damage due to roof leaks and are non contributing
(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.
The area described above have non historic siding + materials not of historic value. Framing in area to be removed is newer + has water damage

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.

The rear structure has plywood sides + TPO flat roof,
Siding on porch enclosure has different siding + Framing

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

N/A

(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.

N/A

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

N/A

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

The original structure I feel embodies that wooden
conch house which we want to restore. We wish to
only remove the non contributing structures.

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

These structures are made with newer materials no
from time of original house

(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.

N/A

(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.

This structure has no distinctive characteristics of neighborhood. In my opinion it hinders what the house originally looked like.

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

no

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

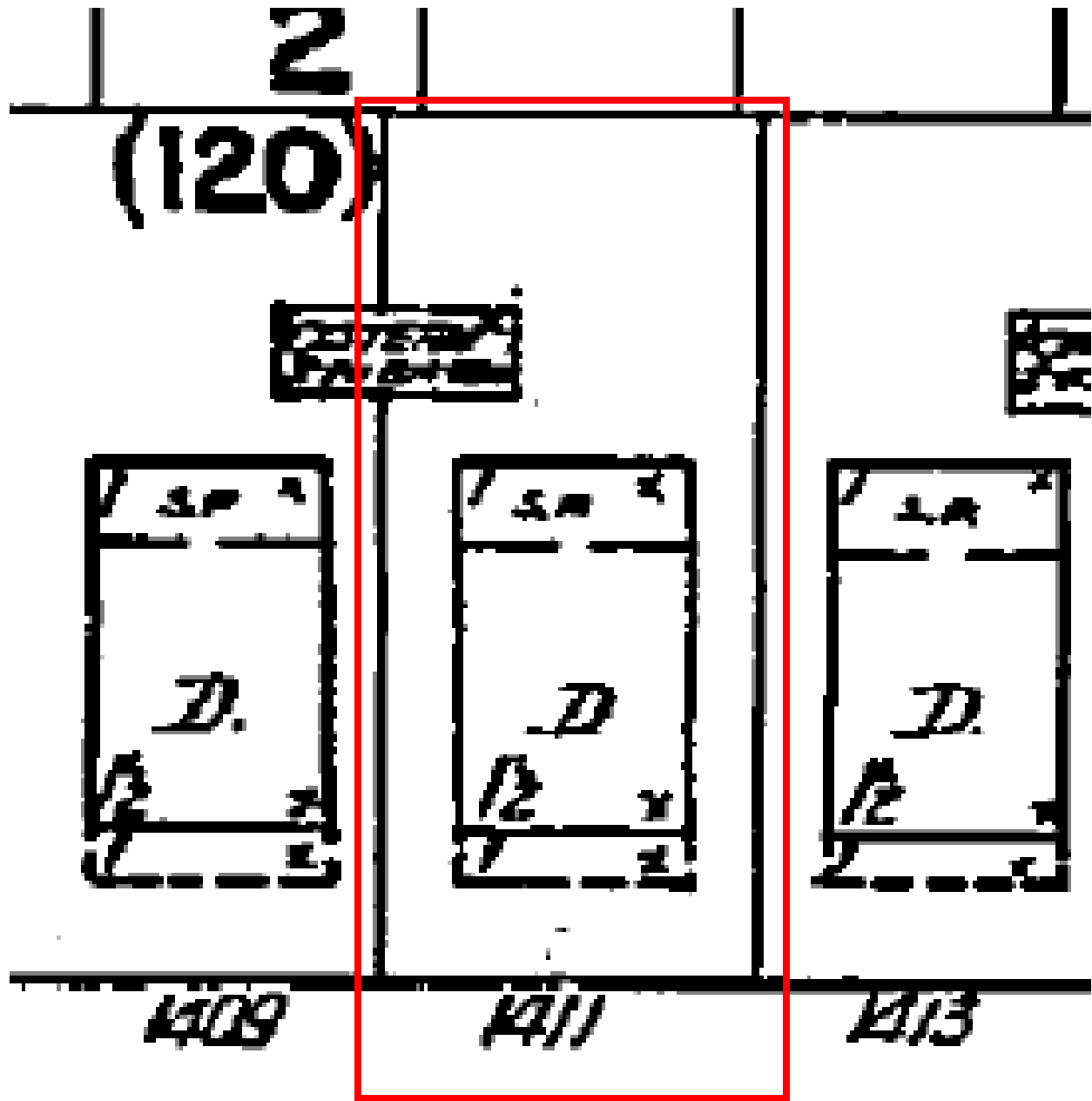
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

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

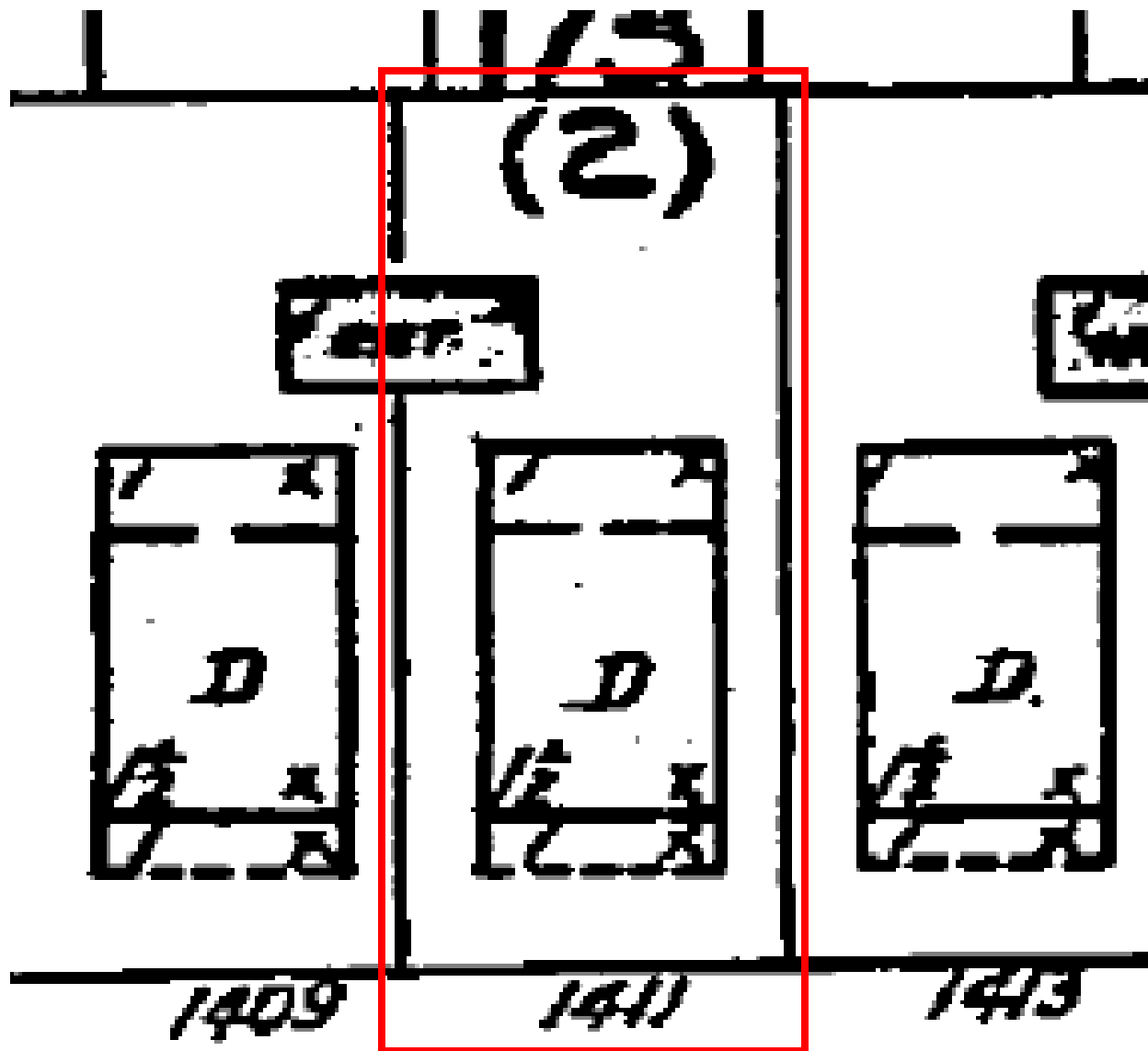
(4) Removing buildings or structures that would otherwise qualify as contributing.

These structures are not contributing

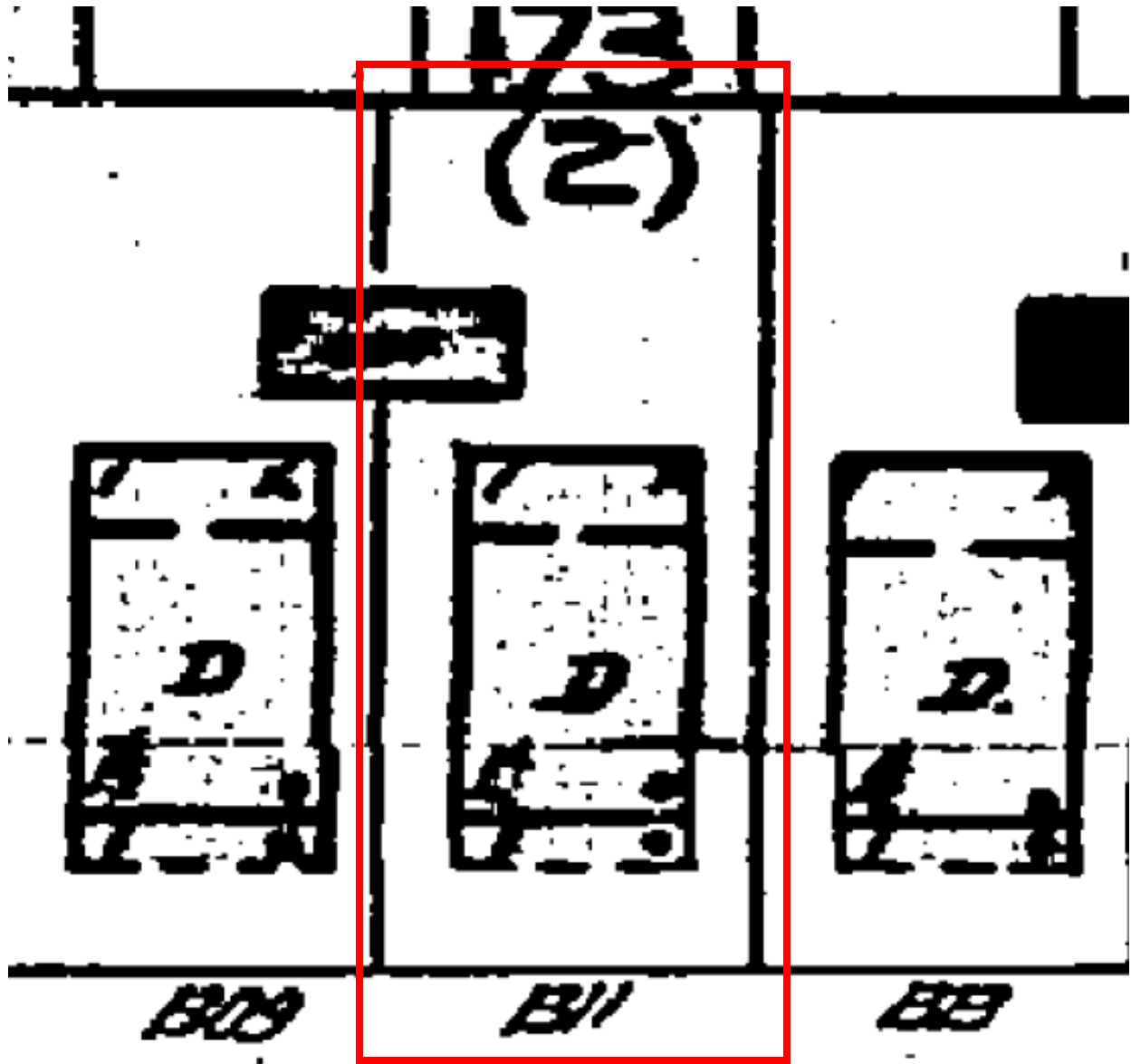
SANBORN MAPS



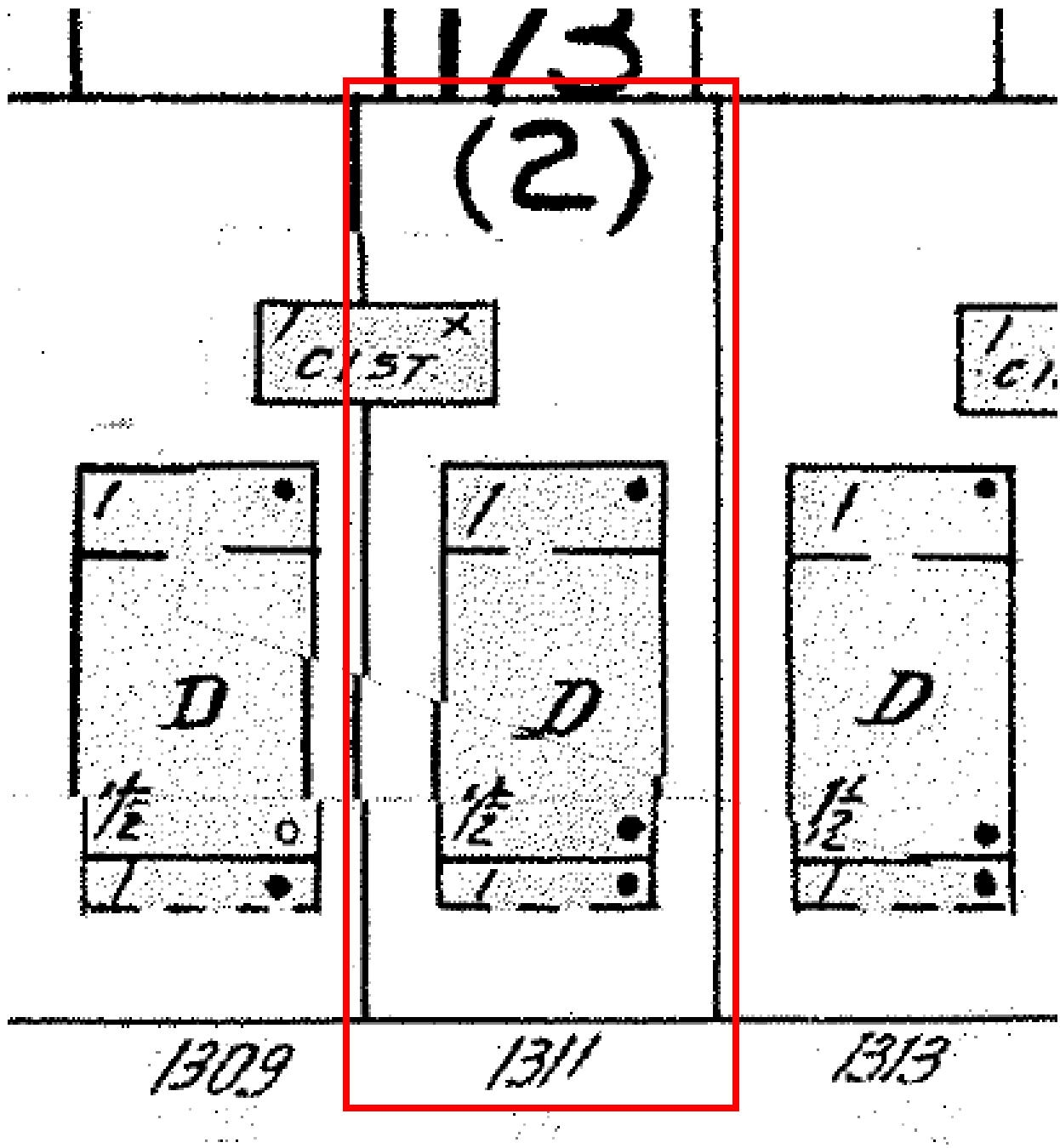
1912 Sanborn with the property at 1311 (1411) Eliza Street indicated in red.



1926 Sanborn with the property at 1311 (1411) Eliza Street indicated in red.



1948 Sanborn with the property at 1311 Eliza Street indicated in red.



1962 Sanborn with the property at 1311 Eliza Street indicated in red.

PROJECT PHOTOS



Historic photo of 1311 Eliza Street from 1965.



Photo of 1311 Eliza Street. Front View.



Photo of 1311 Eliza Street. Front West Side View.



Photo of 1311 Eliza Street. Front East Side View.



Photo of 1311 Eliza Street. East Side View.



Photo of 1311 Eliza Street. Back West Side View.



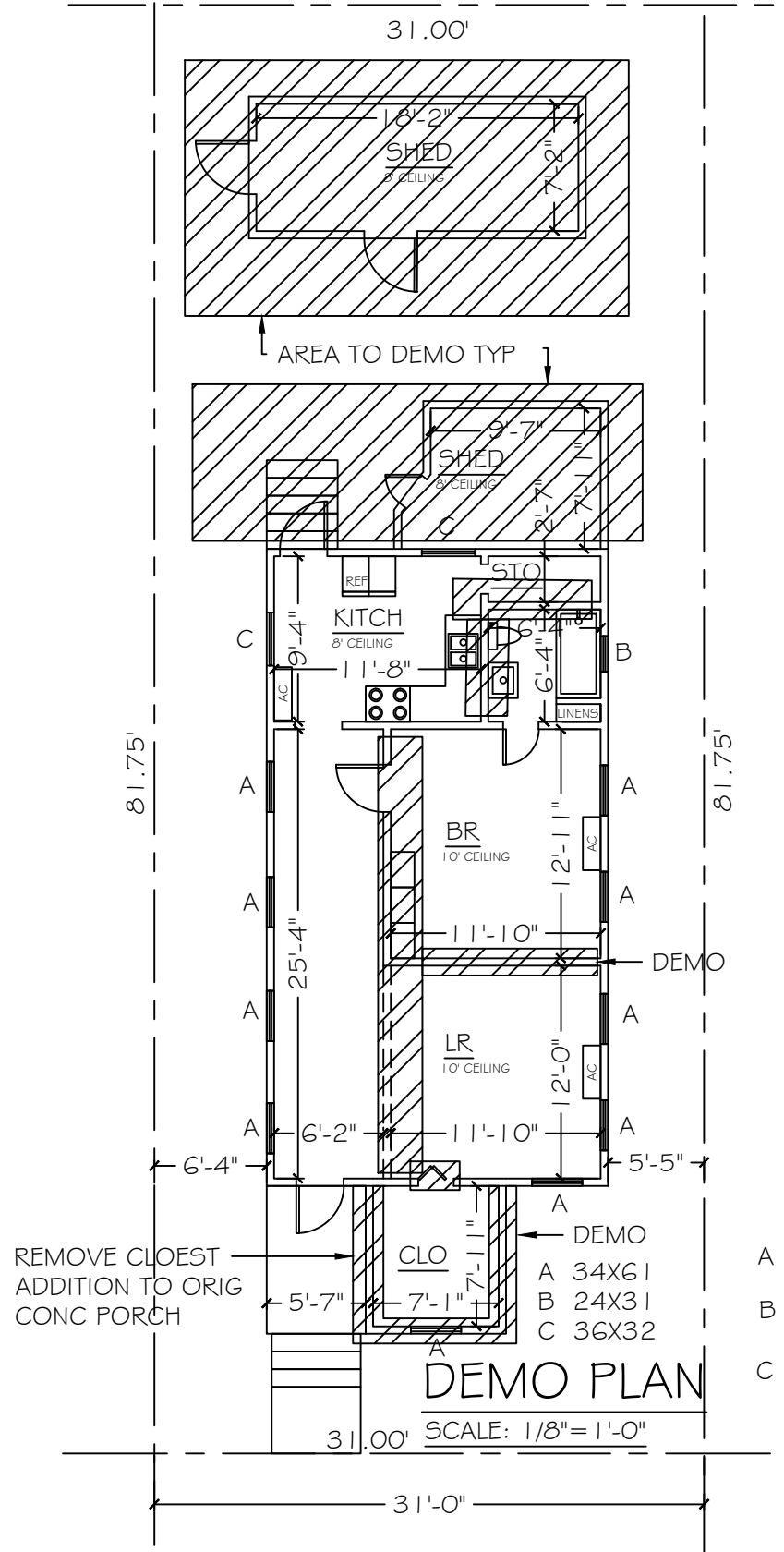
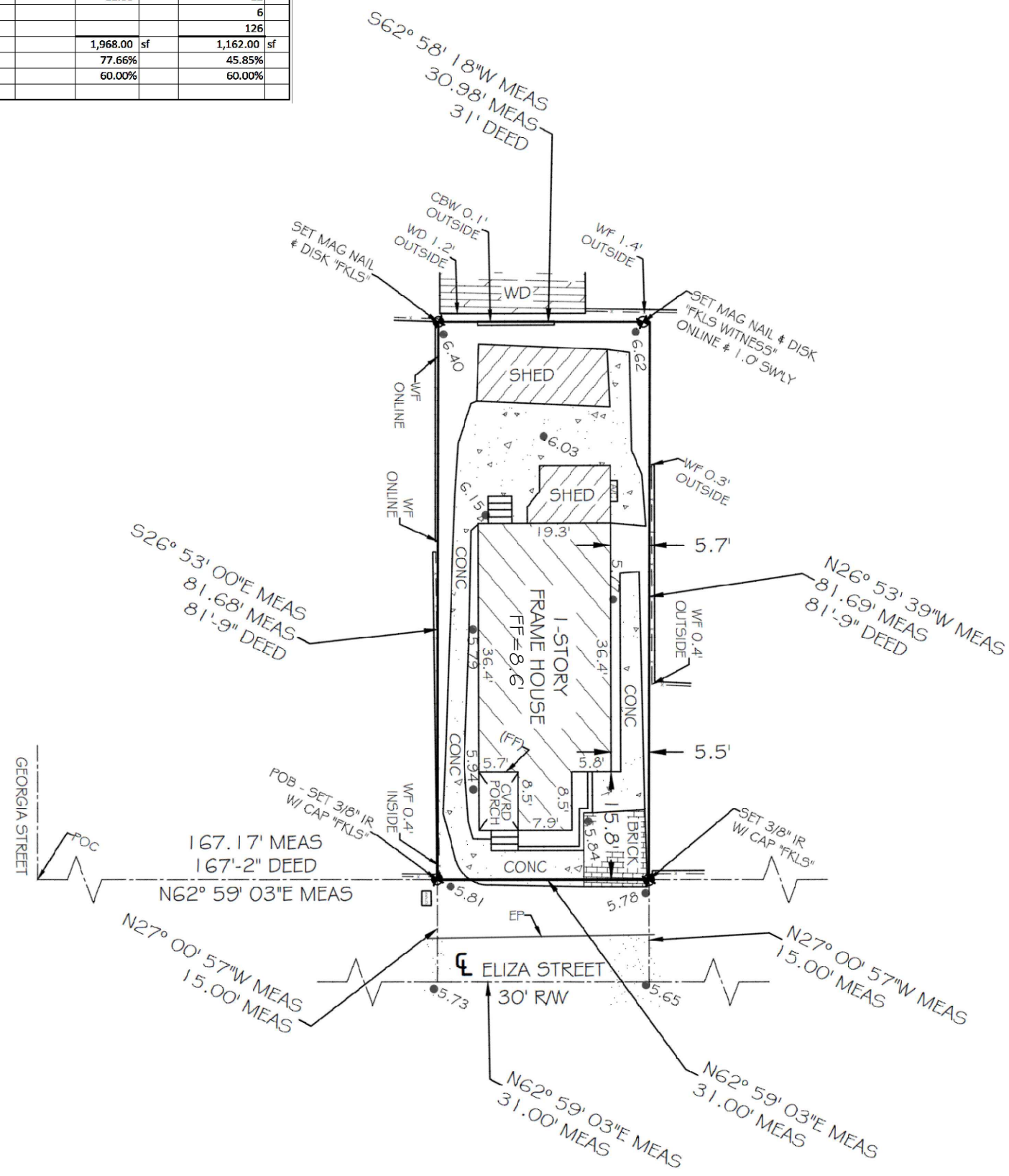
Photo of 1311 Eliza Street. Back Addition.



Photo of 1311 Eliza Street. Rear View.

PROPOSED DESIGN

Impervious Calculations 1311 Eliza St Addition:				12/22/20	
Original Impervious area:					
Lot	31.00	81.75	2,534.25	sf	
			Existing	After Addition	
Orig House			844.00	sf	539
Addition, house & porch					455
Shed at house			96.00		
Shed in yard			163.00		
W concrete walk			226.00		
E concrete walk			136.00		
Rear steps			14.00		
N concrete walk			378.00		
Brick pavers			99.00		156
Front steps			12.00		12
Propane tank pad					6
Pool					126
Total exist impervious			1,968.00	sf	1,162.00
Percentage exist impervious			77.66%		45.85%
Max impervious allowed			60.00%		60.00%



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

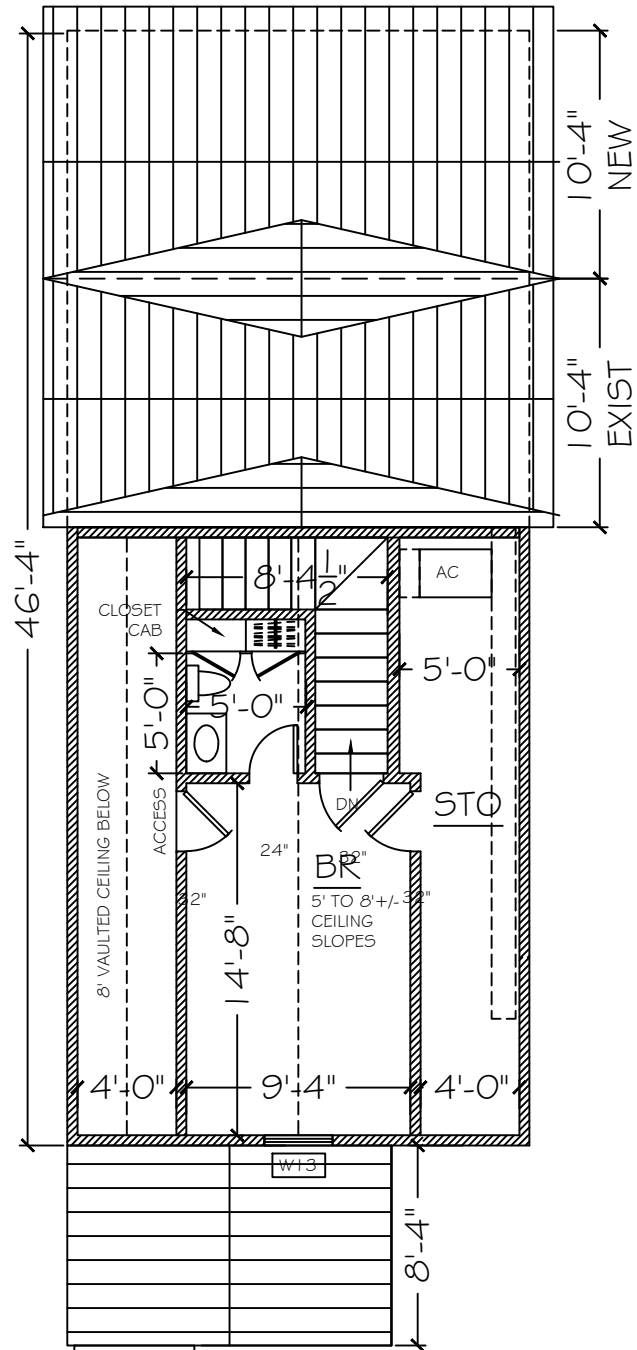
BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

NEW PICKET FENCE
1311 ELIZA STREET

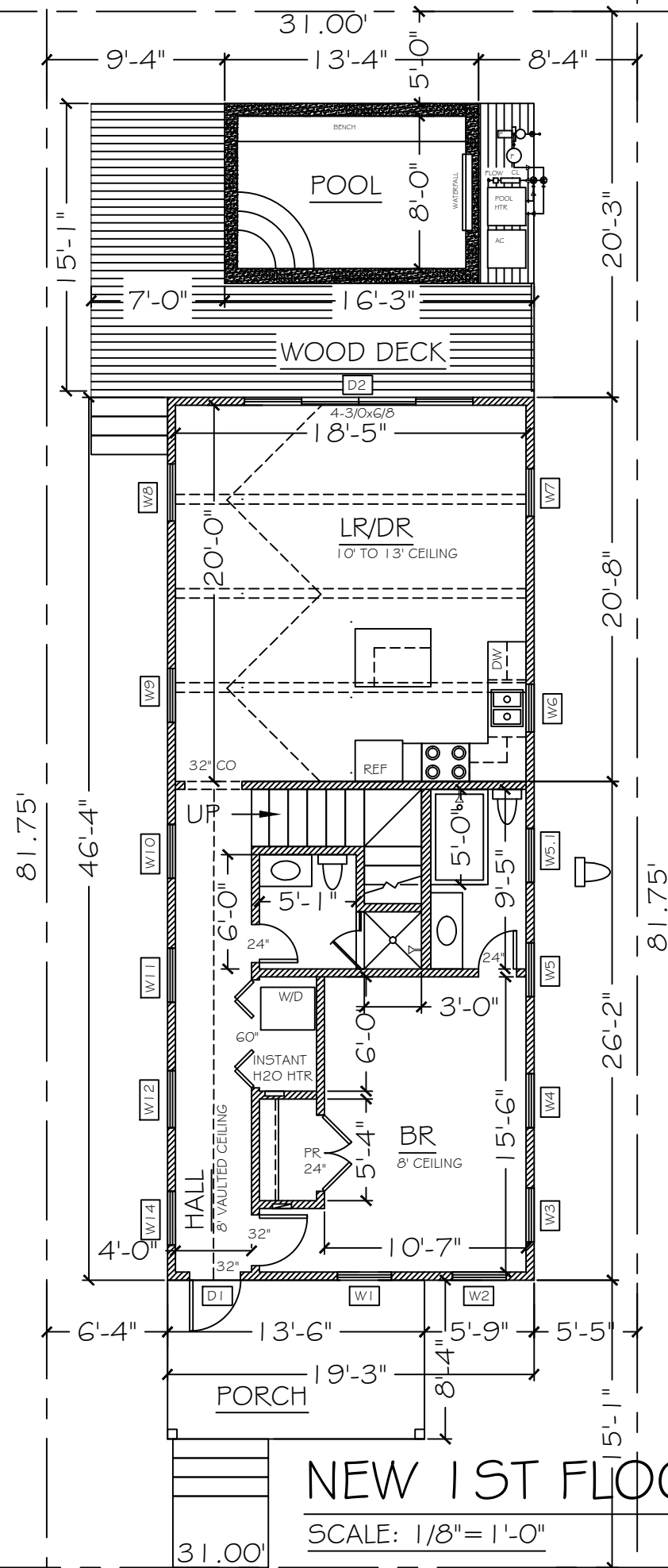
SURVEY AND NEW SITE PLAN

DRAWN BY:
RBS
DATE:
REV 1-24-21
SCALE:
AS NOTED
SHEET NUMBER:

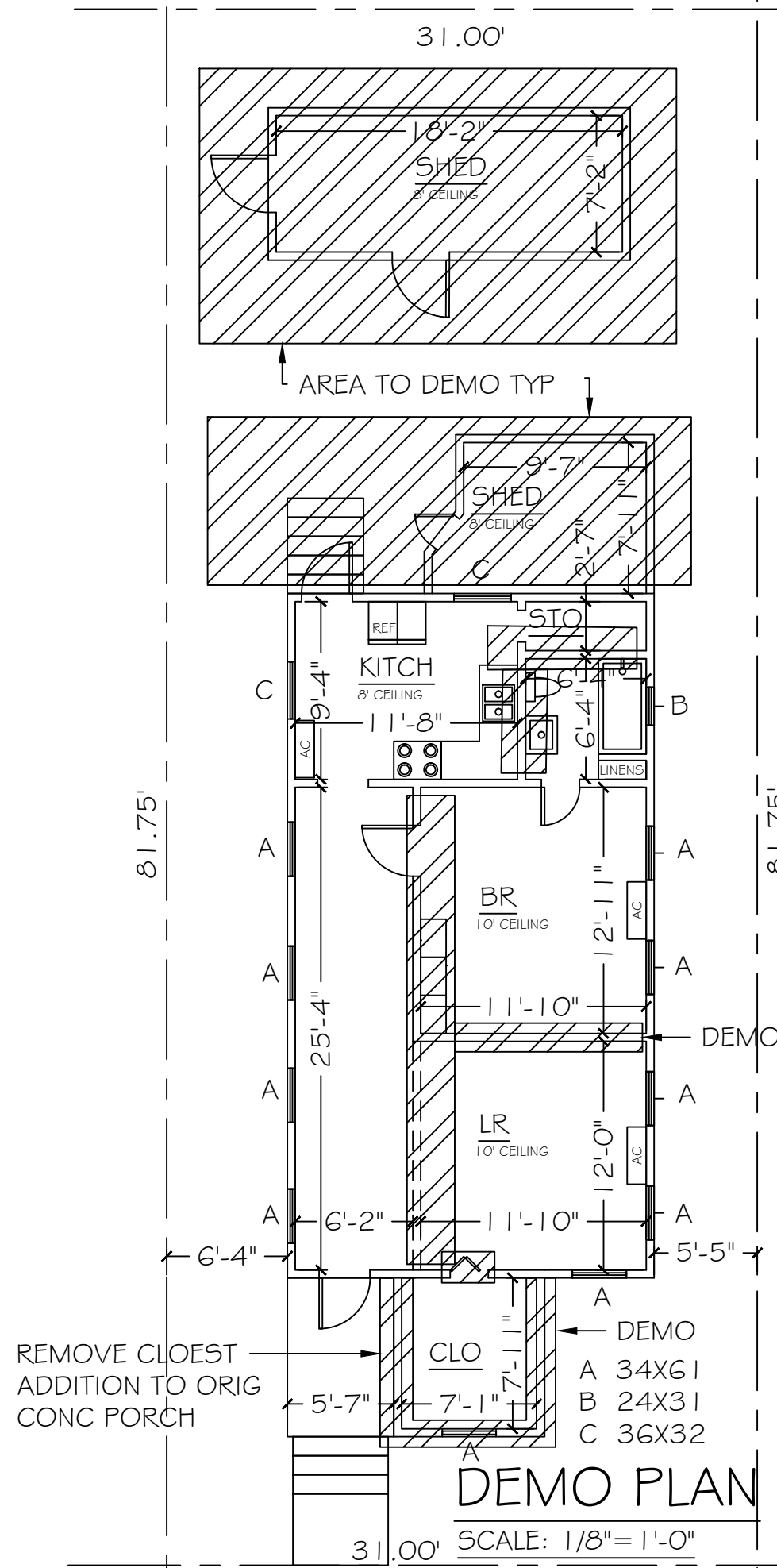
C-1



NEW 2ND FL
SCALE: 1/8" = 1'-0"

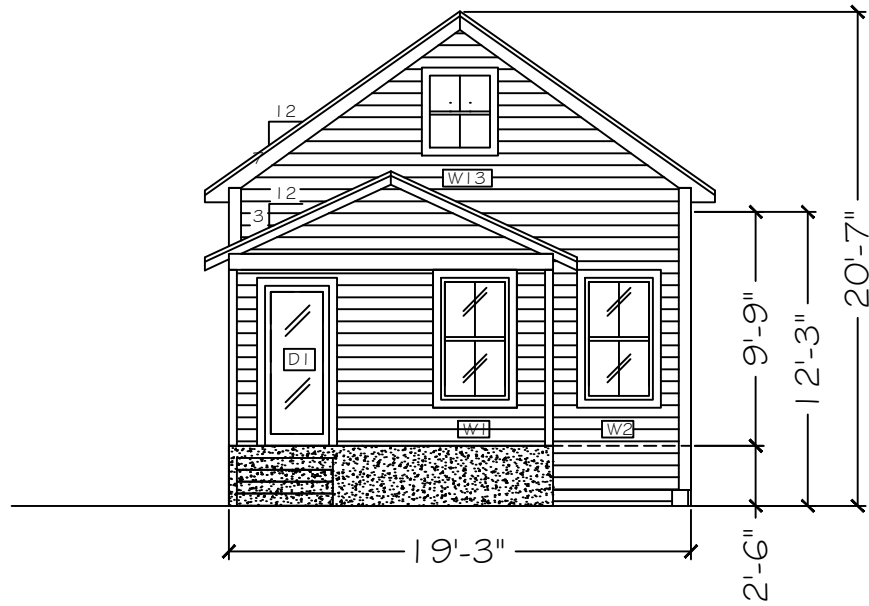


NEW 1ST FLOOR
SCALE: 1/8" = 1'-0"



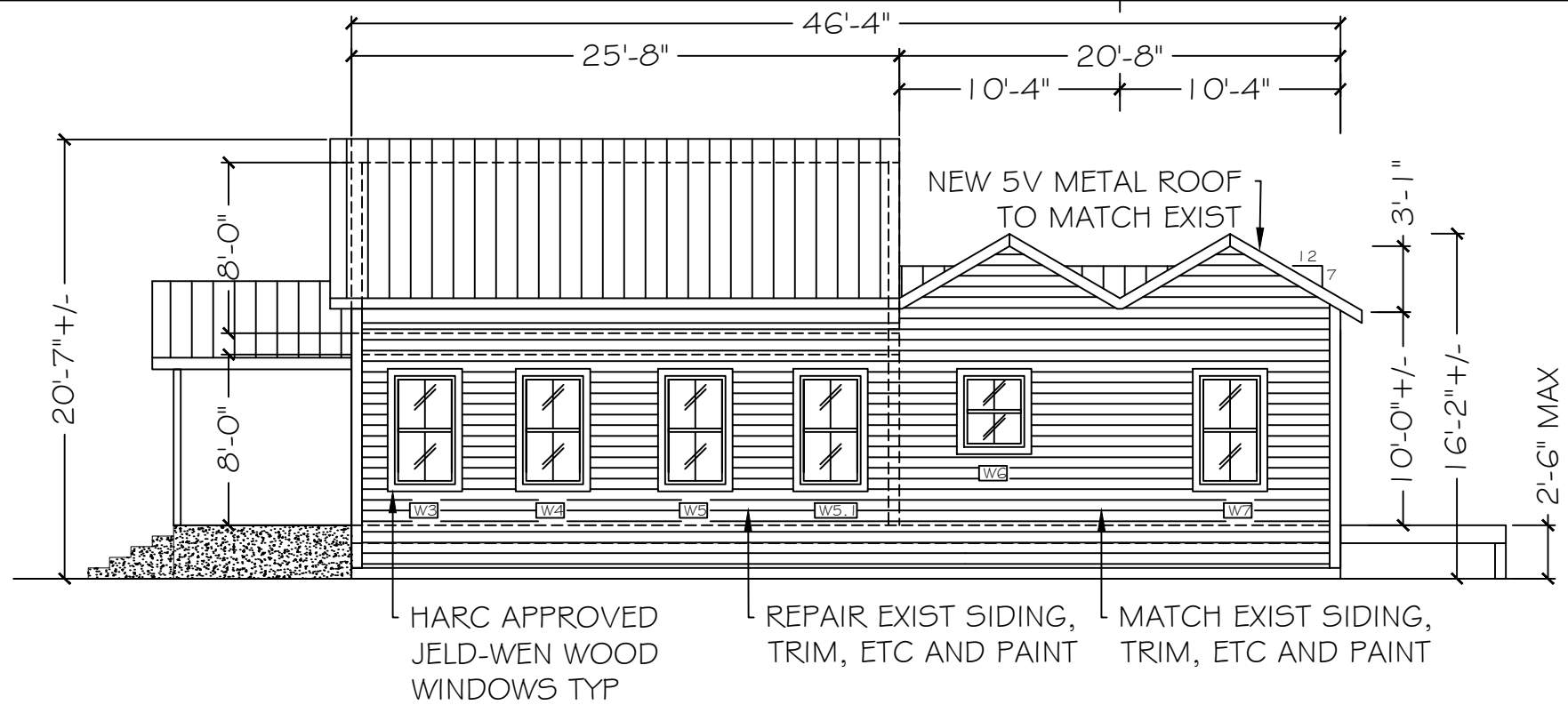
DEMO PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	REVISION
1	12/16/20	ADD TRANSOM & FRT WINDOW
2	1/24/21	HARC CHANGES
3	2/19/21	HARC CHANGES 2
4	3/2/21	HARC DBL SAW TOOTH ROOF
5	4/2/21	HARC CHGS, ADD WINDOW E SIDE



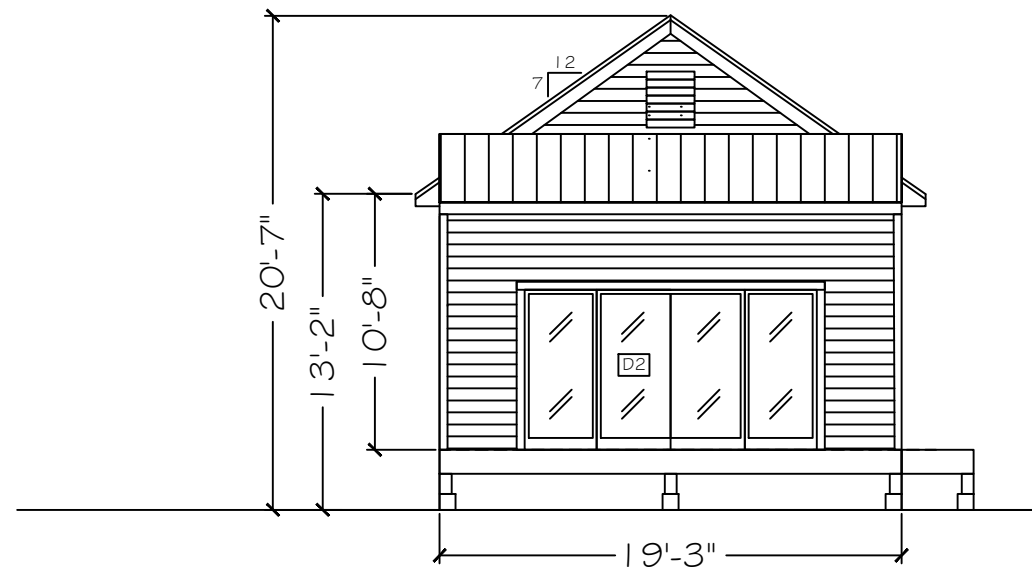
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



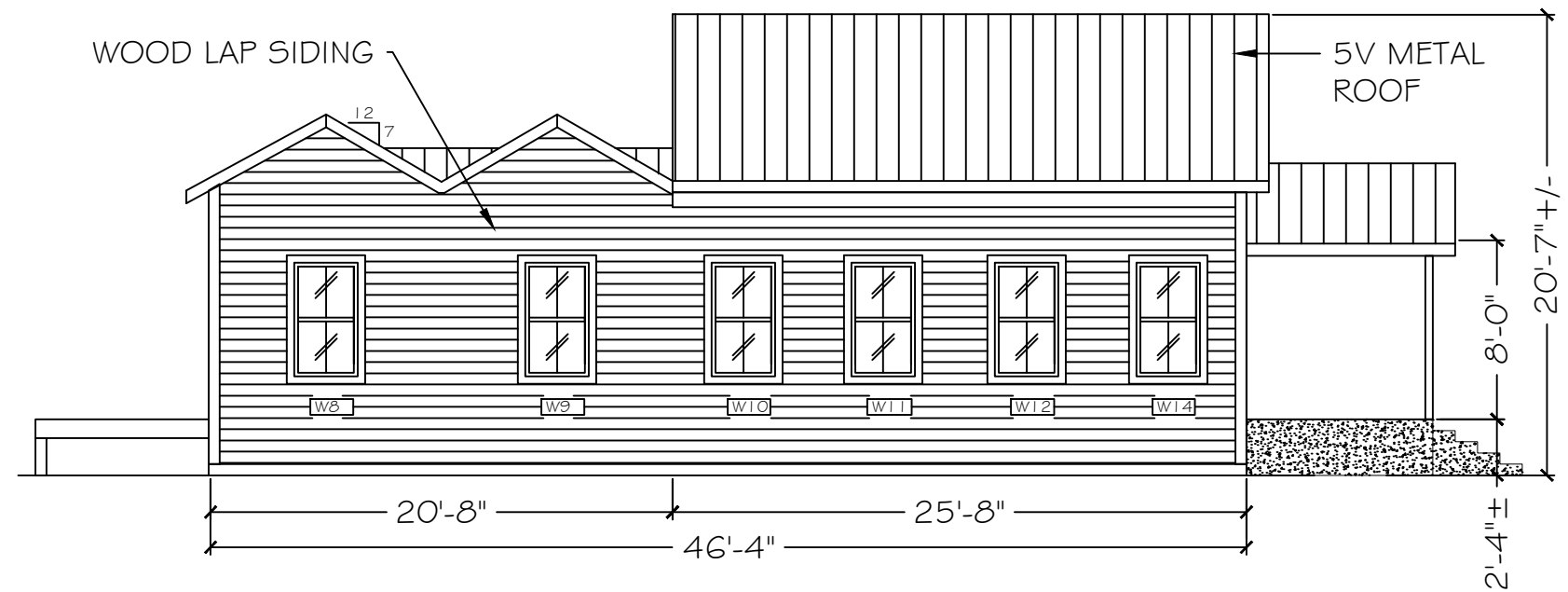
REV EAST ELEVATION 040221

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

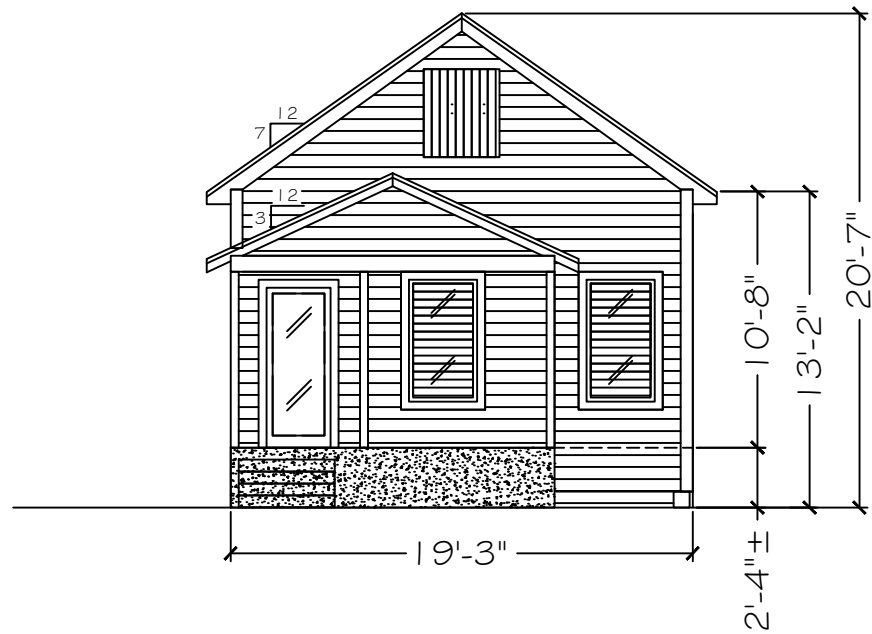
SCALE: 1/8" = 1'-0"



WEST ELEVATION

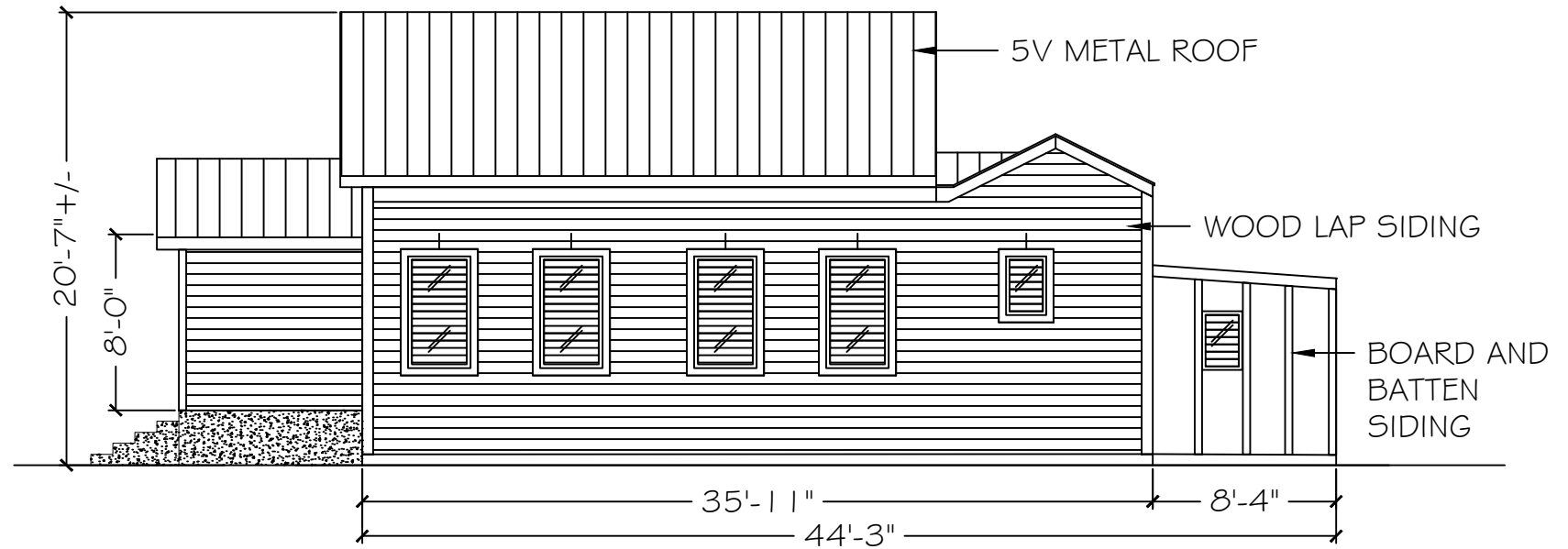
SCALE: 1/8" = 1'-0"

REVISIONS:		
REV	DATE	REVISION
1	1/21/20	ADD TRANSOM & FRT WINDOW
2	1/24/21	HARC CHANGES
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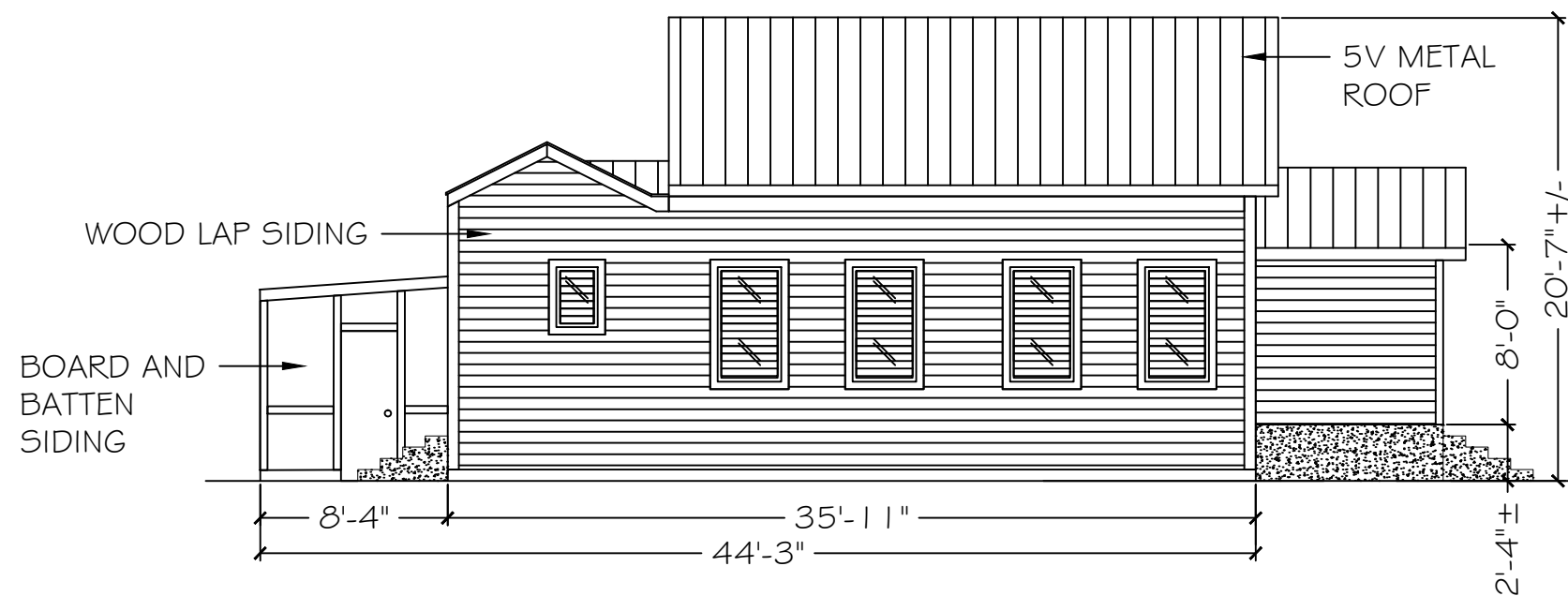
ORIGINAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



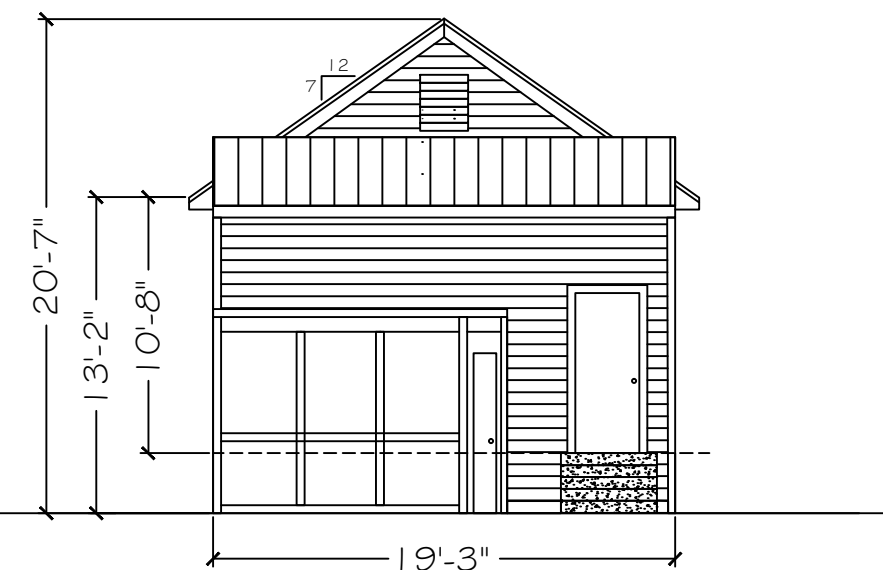
ORIGINAL EAST ELEVATION

SCALE: 1/8" = 1'-0"



ORIGINAL WEST ELEVATION

SCALE: 1/8" = 1'-0"



ORIGINAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

REV	DATE	REVISION
1	12/16/20	ADD TRANSOM & FRT WINDOW
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BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

ORIGINAL ELEVATIONS

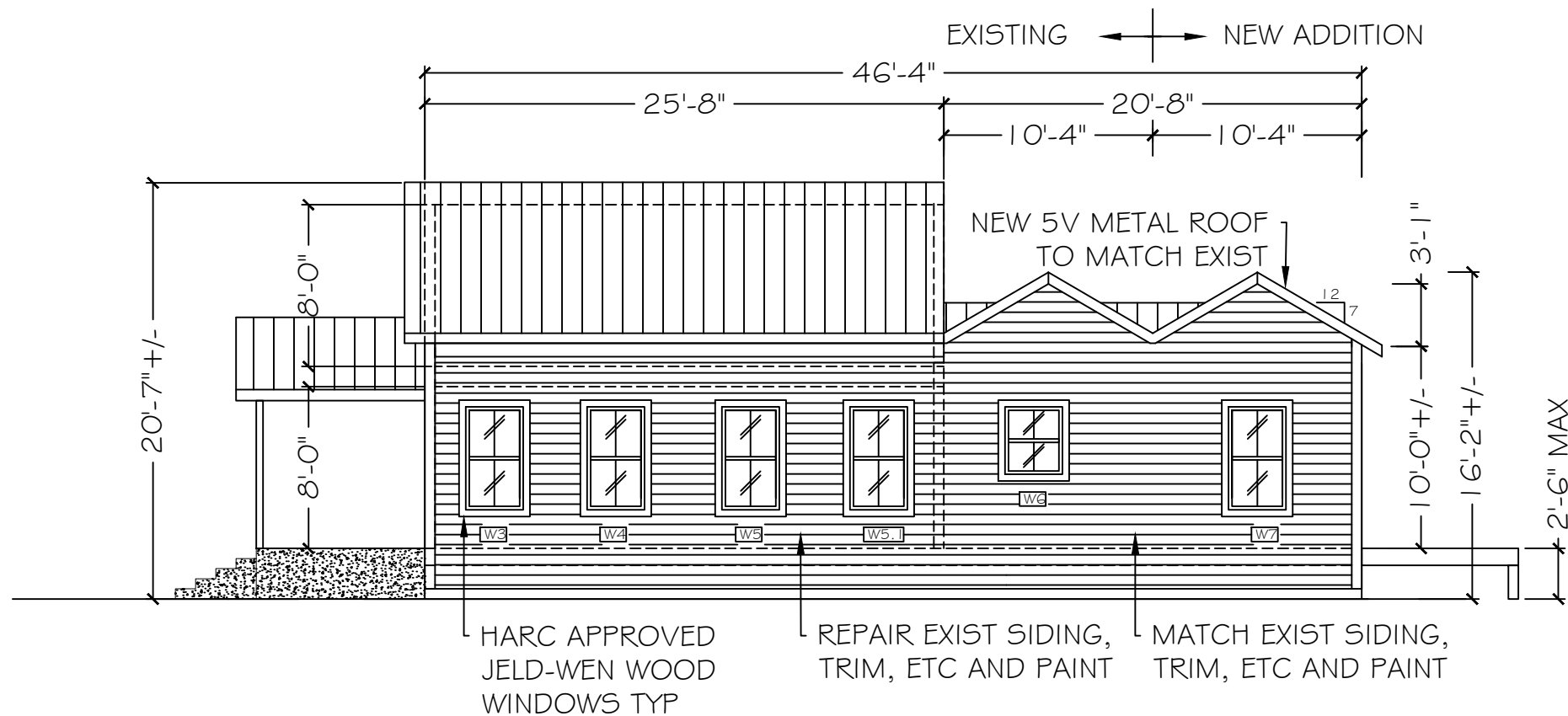
DRAWN BY:
RBS

DATE:
REV 4-2-21

SCALE:
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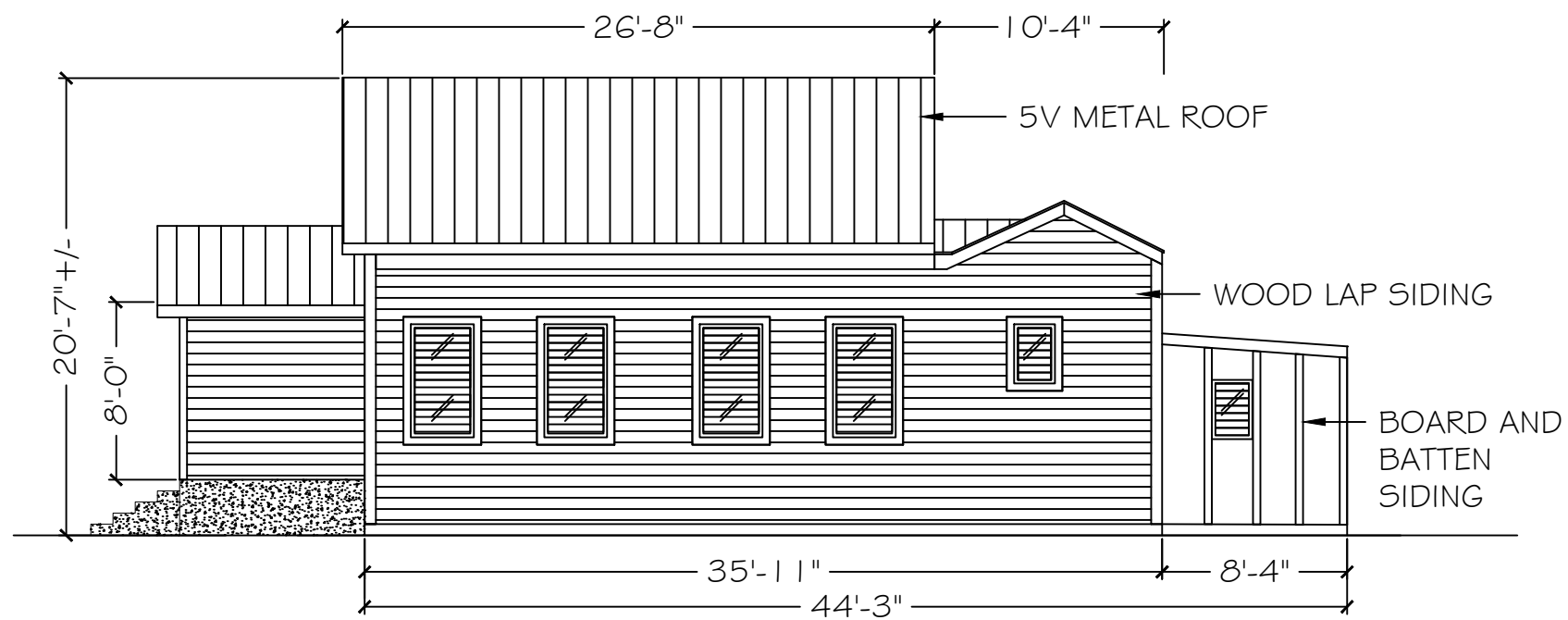
SHEET NUMBER:

A-4



REV EAST ELEVATION 040221

SCALE: 1/8" = 1'-0"



ORIGINAL EAST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS:		
REV	DATE	REVISION
1	12/16/20	ADD TRANSOM & FRT WINDOW
2	1/24/21	HARC CHANGES
3	2/19/21	HARC CHANGES 2
4	3/2/21	HARC DBL SAW TOOTH ROOF
5	4/2/21	HARC CHG5, ADD WINDOW E SIDE

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

HOME ADDITION
1311 ELIZA STREET

ORIGINAL AND REV
SAWTOOTH ELEVATIONS

DRAWN BY:
RBS

DATE:
REV 4-2-21

SCALE:
AS NOTED

SHEET NUMBER:

A-5

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2021 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, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC HOUSE. NEW 288 SQUARE FOOT REAR ADDITION. REMOVAL OF FRONT PORCH ENCLOSURE. DEMOLITION OF ONE HISTORIC AND ONE NON-HISTORIC STRUCTURES AT THE REAR.

#1311 ELIZA STREET

Applicant – Ray Pritchett

Application #H2021-0002

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 305-809-3975 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.



PROPERTY APPRAISER INFORMATION



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 00034150-000000
 Account# 1035068
 Property ID 1035068
 Millage Group 10KW
 Location 1311 ELIZA ST, KEY WEST
 Address
 Legal Description KW ISLAND CITY SUB PB1-26 PT LOTS 8-10 SQR 2 TR 14 H3-155 OR774-315/E
 OR1480-492 OR2833-1293/94
 (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Type SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

BOB AND CELINA FAMILY LLC
 PO Box 52129
 Lafayette LA 70505

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$90,703	\$86,924	\$88,184	\$88,184
+ Market Misc Value	\$3,588	\$3,588	\$3,588	\$3,595
+ Market Land Value	\$271,138	\$319,943	\$393,150	\$341,634
= Just Market Value	\$365,429	\$410,455	\$484,922	\$433,413
= Total Assessed Value	\$365,429	\$410,455	\$476,754	\$433,413
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$365,429	\$410,455	\$484,922	\$433,413

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,534.00	Square Foot	0	0

Buildings

Building ID 2719
 Style 1 STORY ELEV FOUNDATION
 Building Type S.FR. - R1/ R1
 Gross Sq Ft 876
 Finished Sq Ft 740
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 126
 Functional Obs 0
 Economic Obs 0
 Depreciation % 30
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 Effective Year Built 1999
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE
 Bedrooms 1
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	740	740	0
OPF	OP PRCH FIN LL	48	0	0
SBU	UTIL UNFIN BLK	88	0	0
TOTAL		876	740	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1949	1950	1	152 SF	1
CONC PATIO	1949	1950	1	550 SF	1
BRICK PATIO	1959	1960	1	72 SF	4
CH LINK FENCE	1964	1965	1	984 SF	1
FENCES	2000	2001	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/26/2016	\$100	Warranty Deed	2105452	2833	1293	11 - Unqualified	Improved

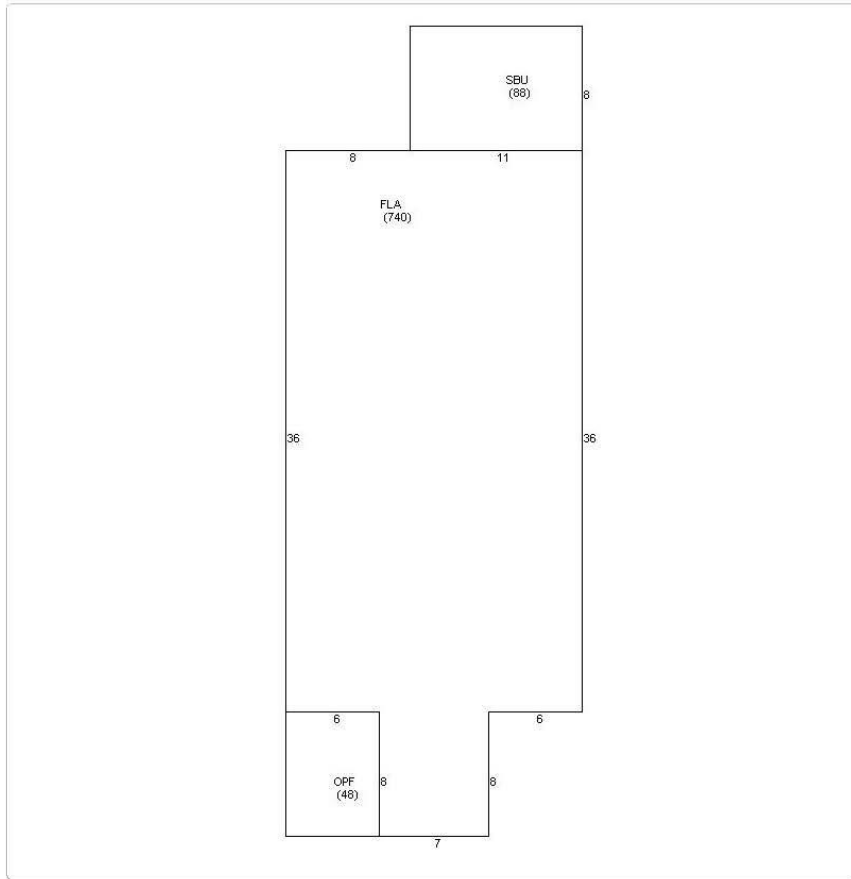
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-2509	1/14/2021		\$0	Residential	Demo Shed in backyard approx. 152 Sq.Ft.Demo Approx. 80 LF of Concrete walkway , Demo Approx. 400 Sq. Ft. rear concrete patio. **
20-2533	1/14/2021		\$0	Residential	Remove existing Fence on three sides of property front, rear and eastside. Construct a HARC approved picket fence asper drawings with 6x6 posts and 2x6 runners with 1x4pickets . 6x6 posts will be laid out to not be within 2ft of tree root base no tree canopy will be damaged. fence will be 4ft in height and remain this height 10ft back from front . fence will then be 6ft in height on side and rear of property . Fence will be Painted White
21-0087	1/14/2021		\$0	Residential	Install a 2 Ton split A/C system with ductwork & bath exhaust (
14-5140	11/17/2014	12/10/2014	\$5,686	Residential	INSTALL A 2 TON AC MINI SPLIT SYSTEM W/3 A/H CONDENSER ON ALUMINUM BRACKET
9700286	2/1/1997	8/1/1997	\$650	Residential	REMODELING
9700041	1/1/1997	8/1/1997	\$4,000	Residential	PAINTING

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Sketches (click to enlarge)



Photos



Map



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2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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