



Historic Architectural Review Commission Staff Report for Item 18

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: January 23, 2024

Applicant: Matthew Stratton, Architect

Application Number: H2024-0002

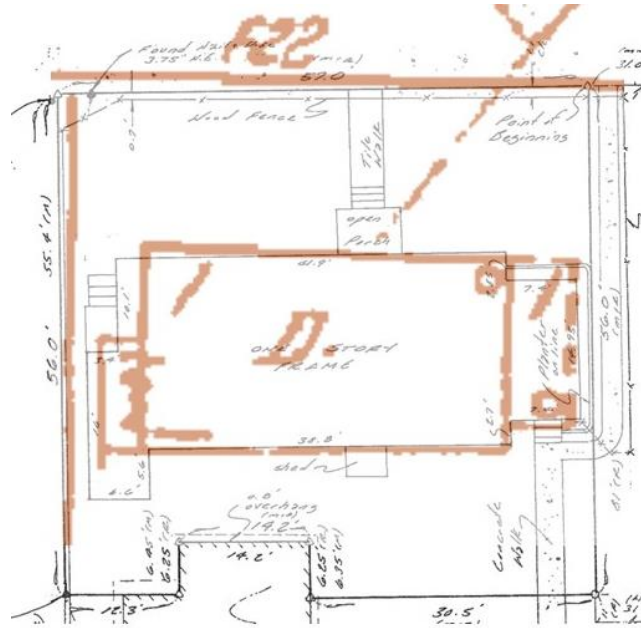
Address: 622 United Street

Description of Work:

Demolition of existing house.

Site Facts:

The site under review is located on the south side of United Street, between two corner lots facing Elizabeth and Southard Streets. The site comprises of a one-story non-contributing but historic structure that was built circa 1948. The current main structure is a frame building that had small alterations on its footprint. To the east side of the lot there is a one-story historic and contributing house, which does not have its original footprint. Towards the west side, two -story CMU hotel buildings dominate the corner space. According to the Sanborn Maps historically the lot used to have one-story structures. Most adjacent same land use structures are one-story, while immediately towards the rear there is a two -story multifamily structure (3 units- 1304 Elizabeth Street) and across the street (621 United Street) there is a one-story historic single-family house with a steep hip roof, built in the 1920's (current dormers are not historic). The lot is located on an x flood zone.



1962 Sanborn map over survey.



Front of the house circa 1965.



Front of the house.

Ordinance Cited on Review:

- Section 102-217 (3), demolition of historic but non-contributing, non-historic or non-contributing buildings or structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a historic but non-contributing structure. The house has kept its original footprint with modifications on the southwest portion of the building. By comparing the circa 1965 photograph with the existing house there have been changes in fenestrations and siding, I the 1960's the house used to have asbestos siding which survived until 2015, when the current owners bought the property. Windows, doors, board-and-batten siding and roofing 5 v-crimp system all are new materials.

Since the structure to be demolish under review have some structural historic components the evaluation shall be based on section 102-218 (a) (1) and (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (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 structure under review for demolition is structurally sound. Staff have not received any documentation or determination that the structure is irreparably compromised by extreme deterioration.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review, but staff finds the new proposed house inconsistent with many of the guidelines for new construction. If the Commission approves the design and demolition, HARC staff will review construction documents during building permitting for consistency with approved schematic plans.

The following is the criteria of section 102-125 shall apply for the review:

- 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 opine that the structure under review is not part of the period of significance of the district and that does not embody distinctive architectural characteristics of a specific period or style.

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

It is staff 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 house under review has no significant value to the development, heritage, or cultural record of the city.

- 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 significant event.

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

The house under review do not exemplify the social, cultural, or historic heritage of the city, as it is historic due to its age of construction but does not possess architectural attributes nor is part of 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 building under review cannot be considered fine example of 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 house under review does not exemplify the remaining significant architectural type in its neighborhood and does not possess any significant visual features.

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

The house under review do not yield important information in history, as it is not part of the period of significance of the historic district, is not associated with a significant historic event or person and does not represent any architectural style unique to Key West of the South Florida region.

In conclusion, it is the staff's opinion that the request for demolition of the house meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION

RECEIVED

DEC 28 2023

BY: TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

Table with 3 columns: HARC COA #, REVISION #, INITIAL & DATE, FLOOD ZONE, ZONING DISTRICT, BLDG PERMIT #. Handwritten entries: HARC 2024, 0002, TK 12-28-2023.

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

Form with fields: ADDRESS OF PROPOSED PROJECT, NAME ON DEED, OWNER'S MAILING ADDRESS, APPLICANT NAME, APPLICANT'S ADDRESS, APPLICANT'S SIGNATURE. Includes handwritten details for 622 United Street and applicant Matthew Stratton.

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.

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: CONSTRUCT NEW 1,883 SF WOOD FRAME SINGLE FAMILY RESIDENCE - 1 AND 2 STORY. MAIN BUILDING: EYEBROW STYLE WITH CEMENTICIOUS LAP SIDING, BOARD AND BATTEN SIDING, ALUMINUM IMPACT RESISTANT DOORS AND WINDOWS, GALVALUME V-CRIMP MAIN ROOF, VEGETATED LOW ROOFS. DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): DEMOLISH EXISTING 1,045 SF SINGLE FAMILY RESIDENCE IN ITS ENTIRETY.

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):	
20 LF MASONRY GARDEN WALL AT REAR	
18 LF MASONRY WATERFALL FEATURE WALL AT REAR	
PAVERS: 272 SF SIDEWALK AND DRIVEWAY AT FRONT. 283 SF TILE POOL DECK AT REAR.	FENCES: NEW 4' TALL WOOD PICKET FENCE, ROLLING DRIVEWAY GATE, 2 PEDESTRIAN GATES AT FRONT
DECKS: 50 SF IPE WOOD DECK AT REAR	PAINTING: WHITE EXTERIOR SIDING AND TRIM SHUTTER COLOR T.B.D.
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT): 7'x11' IN GROUND POOL WITH PUMP, FILTER AND HEATER/CHILLER
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): SOLAR PANELS AT REAR SHED ROOF	OTHER: GREENRISE TECHNOLOGIES MODULAR GREEN ROOF SYSTEMS (AT 1-STORY ROOFS)

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 # <i>H2024-0002</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	<i>622 UNITED STREET</i>
PROPERTY OWNER'S NAME:	<i>COCO GENERAL PARTNERSHIP</i>
APPLICANT NAME:	<i>MATTHEW STRATTON</i>

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	<i>12 27 23</i> <i>Jennifer Willard</i> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
<i>DEMOLISH 1,045 SF 1-STORY SINGLE FAMILY HOME</i>
<i>IN ITS ENTIRETY</i>

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.

(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.

THIS 1960'S ERA STRUCTURE IS RECTANGULAR IN PLAN WITH NO PORCHES AND A LOW SLOPE GABLE ROOF. EXTERIOR SIDING IS BOARD AND BATTEN, WINDOWS AND DOORS ARE ALUMINUM, AND FOUNDATIONS ARE CONCRETE PIERS.

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.

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.

N/A

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

N/A

(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.

N/A

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,

N/A

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.

THE MODEST 1960'S STRUCTURE OFFERS NO HISTORIC CHARACTER OR ATTRIBUTES TO THE NEIGHBORHOOD

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

A REPLACEMENT STRUCTURE IS BEING PROPOSED ON THE SITE

(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.

N/A

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

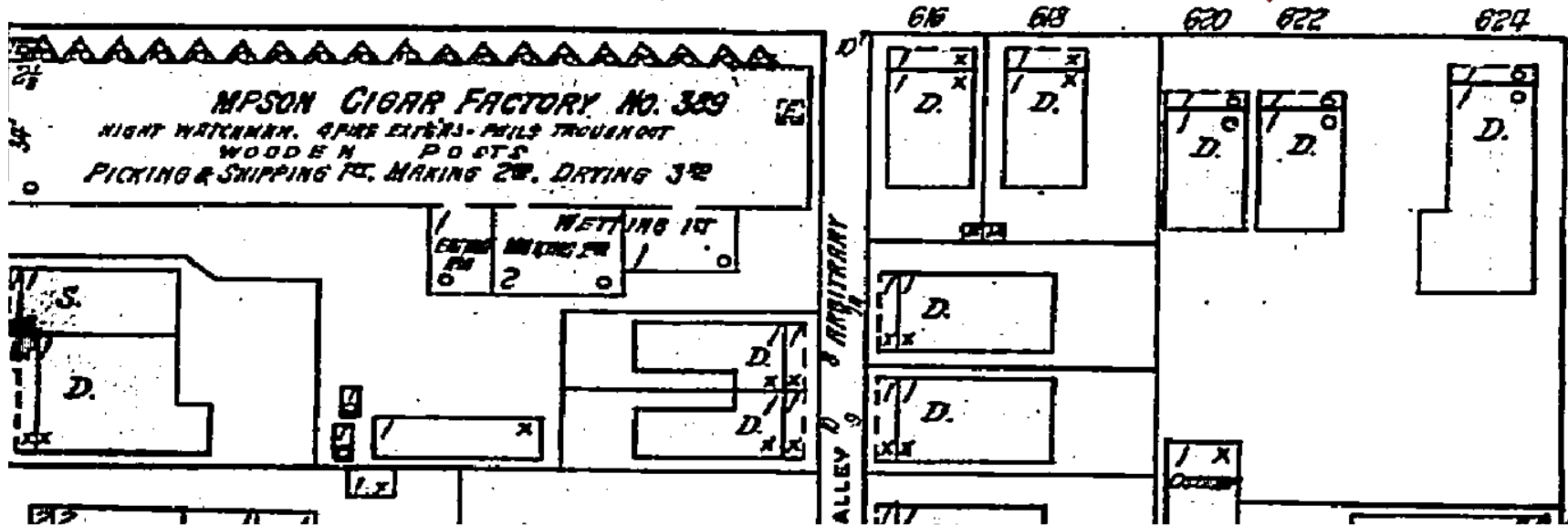
THIS STRUCTURE EXHIBITS NO CHARACTERISTICS THAT WOULD QUALIFY AS CONTRIBUTING

SANBORN MAPS

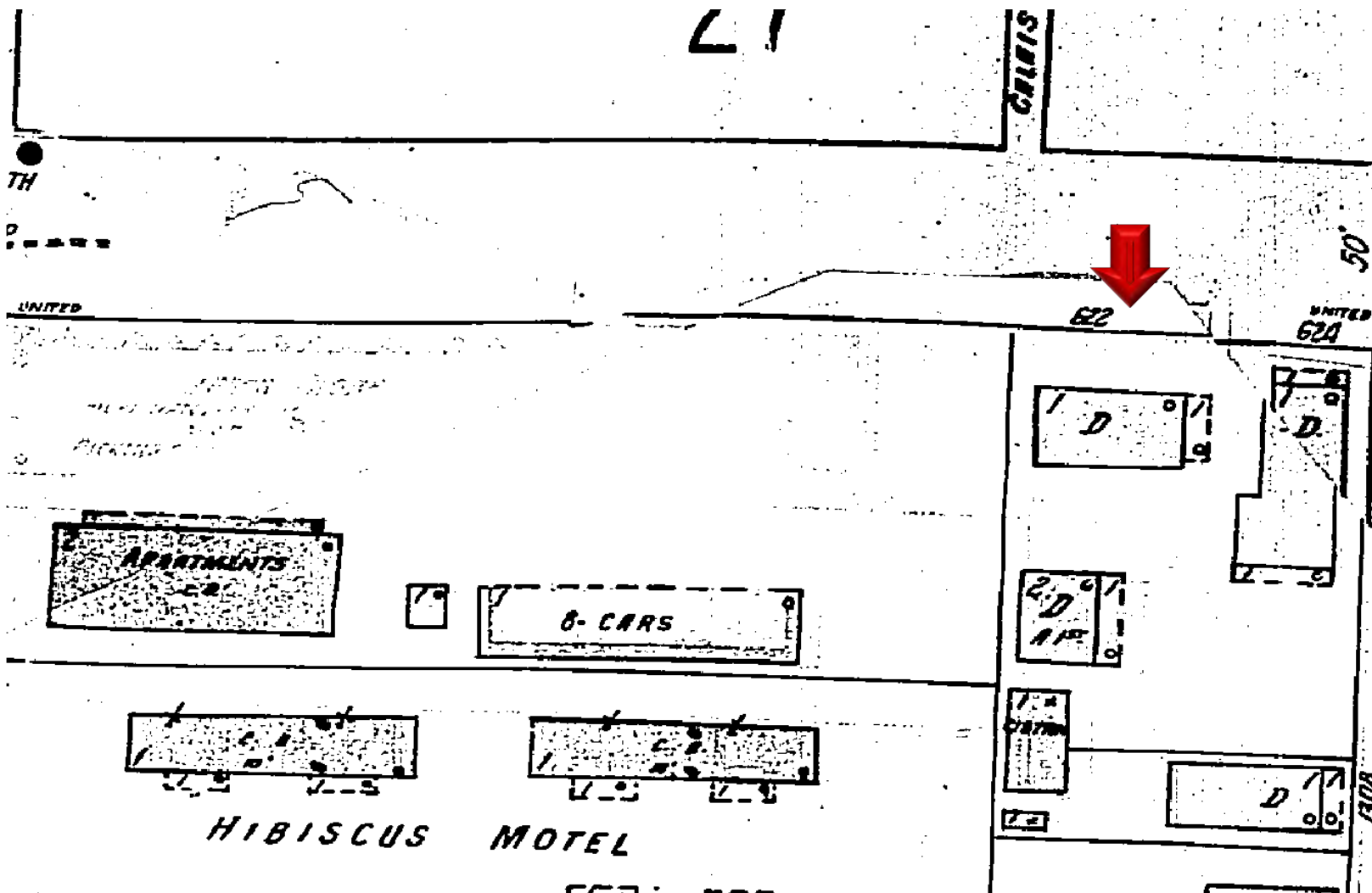
27

CHLAIS ST.

30



1926 Sanborn Map



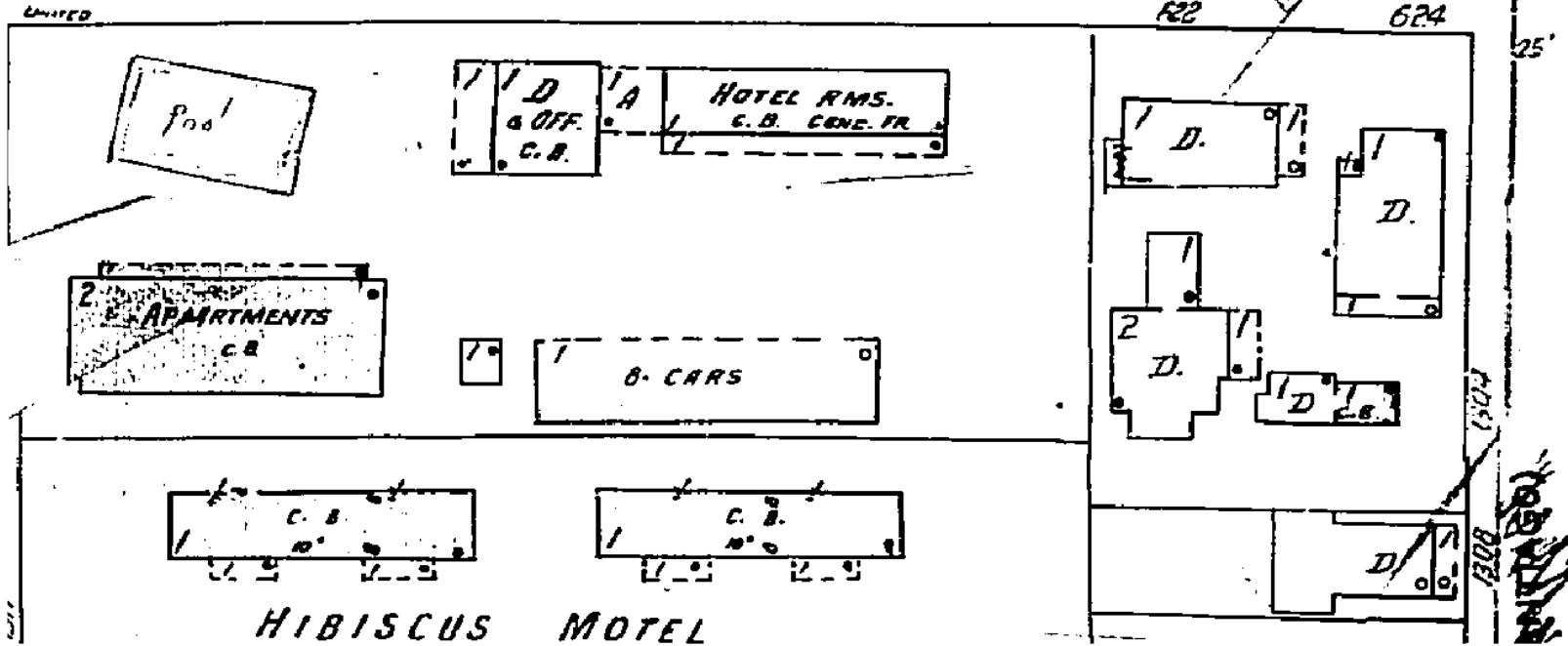
1948 Sanborn Map

27

CALRIS ST.

TH

T.H.
8-1/2



1962 Sanborn Map

PROJECT PHOTOS



622 United Street circa 1965. Monroe County Library.



2015 – Current owners purchased dilapidated property and remodeled



624 United (Corner)

622 United

Hibiscus Hotel



624 United

622 United



**622 United
(NW Corner)**

Hibiscus Hotel Dumpsters

Hibiscus Hotel



Hibiscus Hotel Dumpster Enclosure directly adjacent to west



Hibiscus Hotel, dumpster enclosure and parking lot adjacent property to west



624 United

Front Porch not historic

Gingerbread not historic

Front part of house was demolished in the 1970's



624 United – Historic Photo before demolition of front part of house



624 United

622 United



624 United

622 United – East Side



622 United – Front and East Side



622 United – Front



622 United – Front



622 United – West



622 United – Rear



622 United – West side

**1304 Elizabeth Street
(2-story structure behind)**

View from Hibiscus Hotel parking lot



1304 Elizabeth Street (2-story structure behind)

View from Hibiscus Hotel parking lot



2-story structure at rear (1304 Elizabeth)

1-story structure in foreground also part of 1304 Elizabeth



2-story structure at rear (1304 Elizabeth)

1-story structure in foreground also part of 1304 Elizabeth

Hibiscus Hotel in background



Centennial Bank

605-A United (Offices)

Across United Street looking West



605-A United (Offices)

615-A United

Across United Street looking West



615-A United (Offices)

621 United (directly across street)



621 United (directly across street)



View across United Street looking toward east – 1 and 2-story residences



View up United Street looking toward east



View up Elizabeth Street toward United Street



Former Dion Oil Company Building – 638 United



Houses across United Street

631 United

633 United

635 United



630 South Street (1 block south)



630 South Street (1 block south)

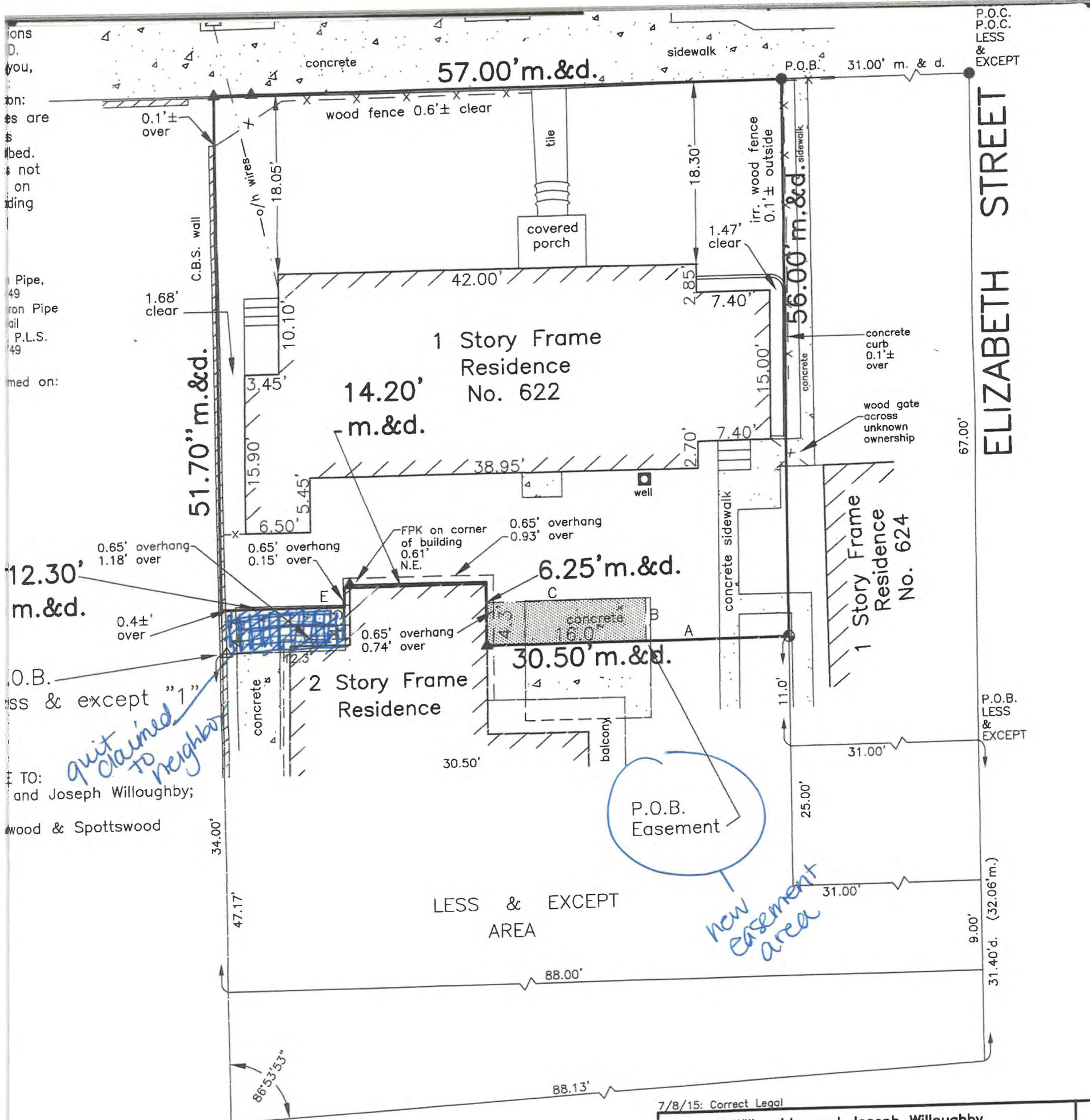
Santa Maria Resort



630 South Street (1 block south)

Reach Hotel in Background

SURVEY



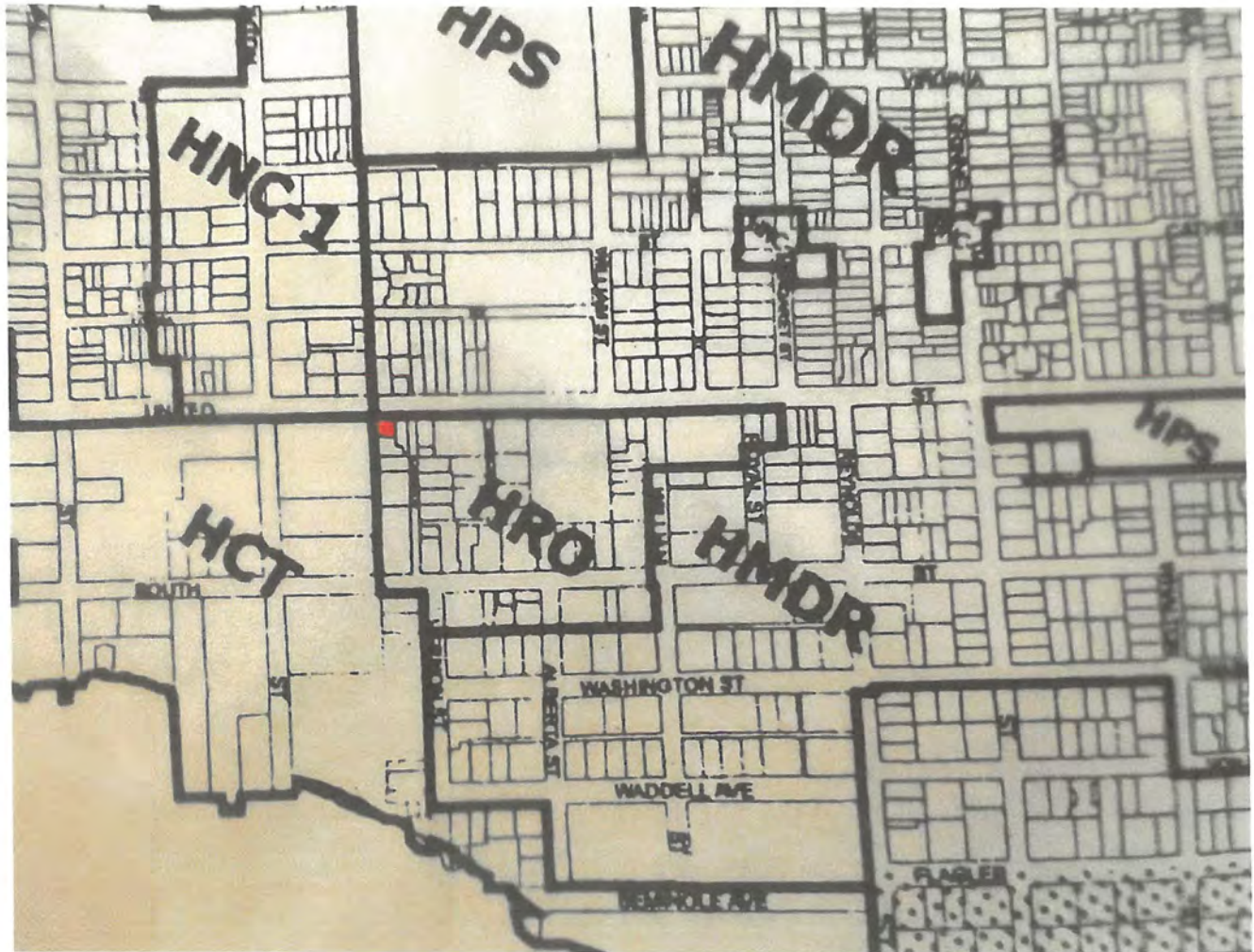
CERTIFY that the attached BOUNDARY SURVEY is the best of my knowledge and belief; that it meets the standards adopted by the Florida Board of Land Surveyors, Chapter 472.027, and the American Land Title Association, and encroachments unless shown hereon.

Professional Engineer No. 36810 State
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

7/8/15: Correct Legal			
Jennifer Willoughby and Joseph Willoughby 622 United, Key West, Florida 33042			
BOUNDARY SURVEY			Dwn No.: 15-196
Scale: 1"=10'	Ref. 218-34 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 4/9/15		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/22/15: Added 3' Easement			
6/23/15: Added Less & Except 1 and 2			
7/3/15: Less Out to Easement			
fred/dwg/kw/block148/622united			

J
S
K

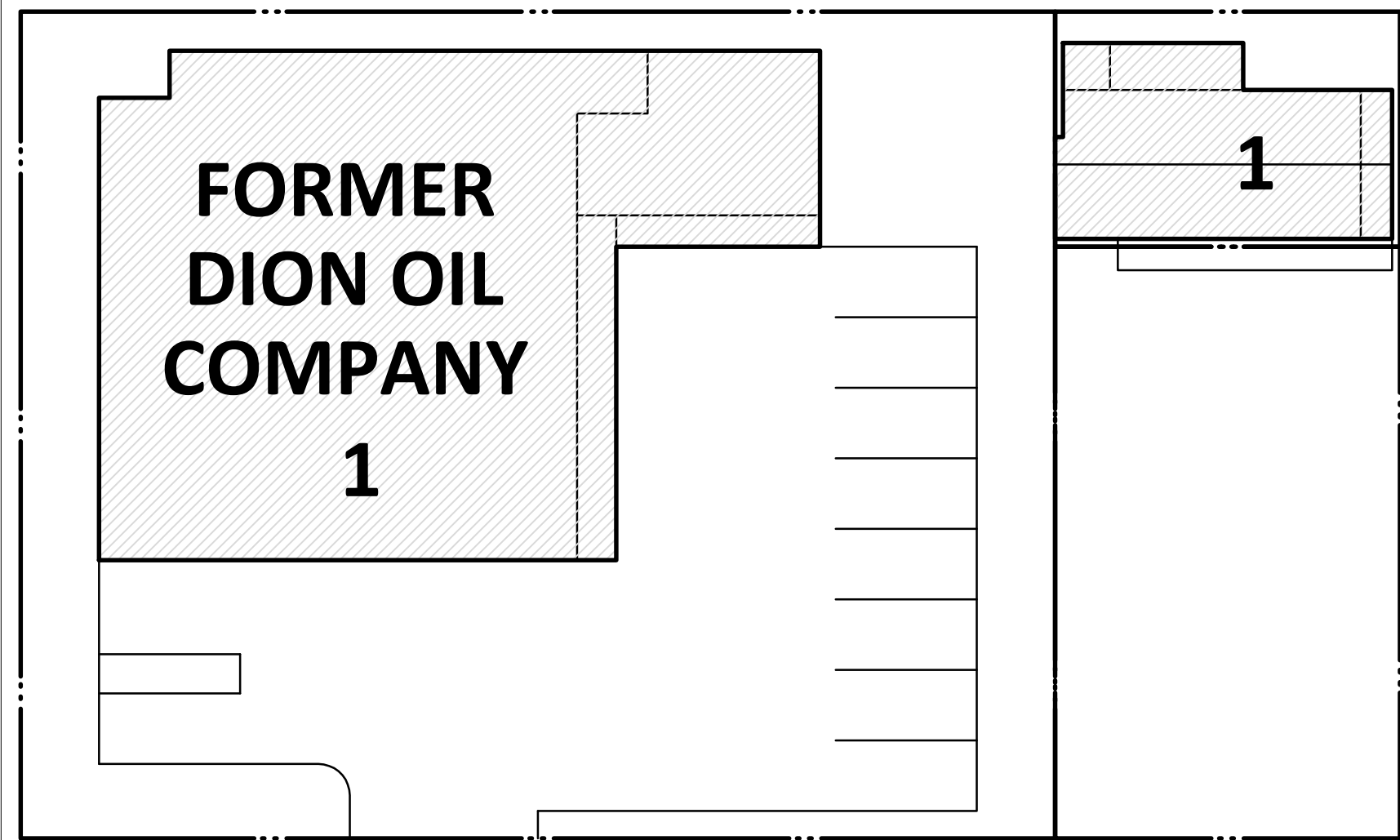
PROPOSED DESIGN



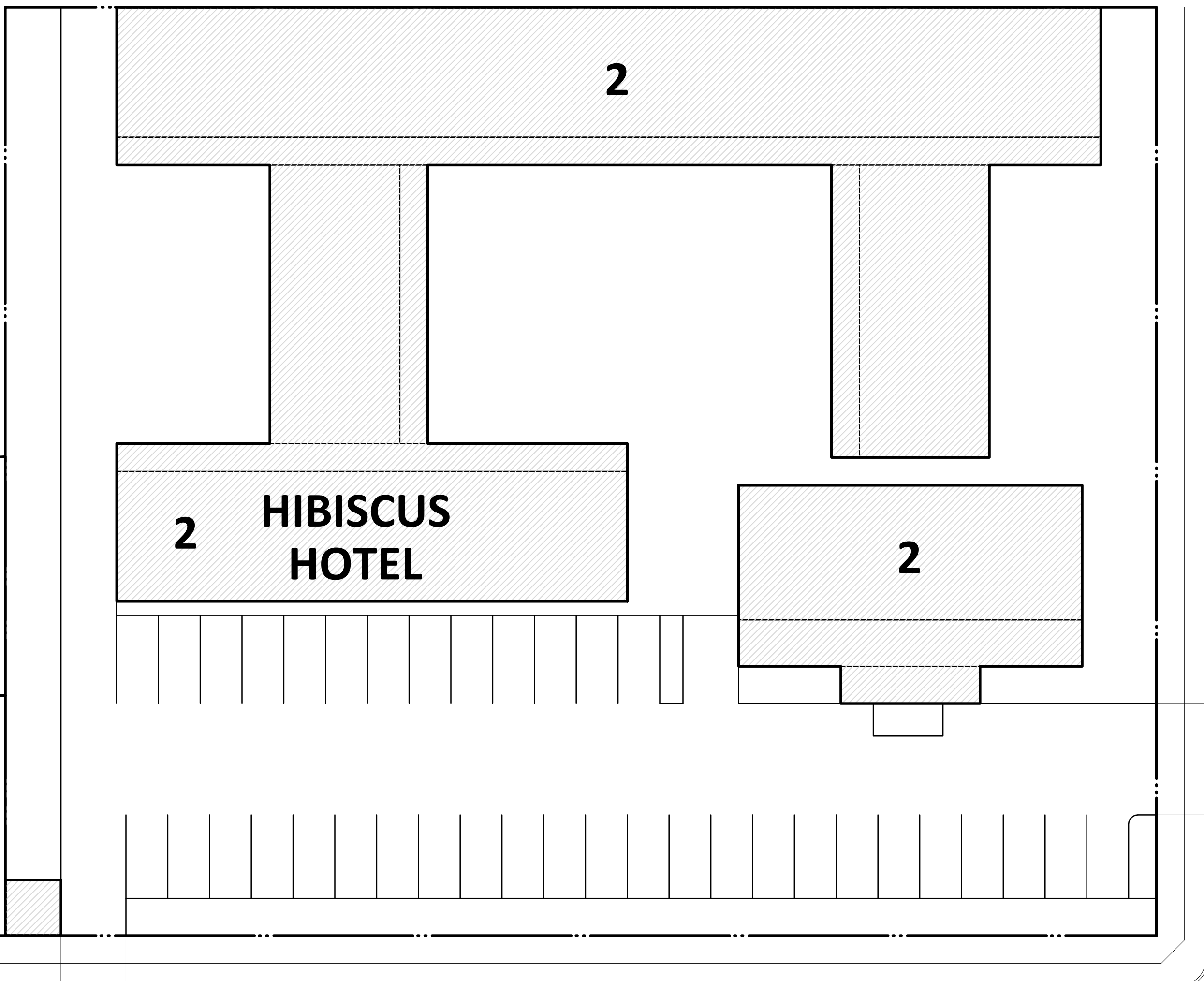
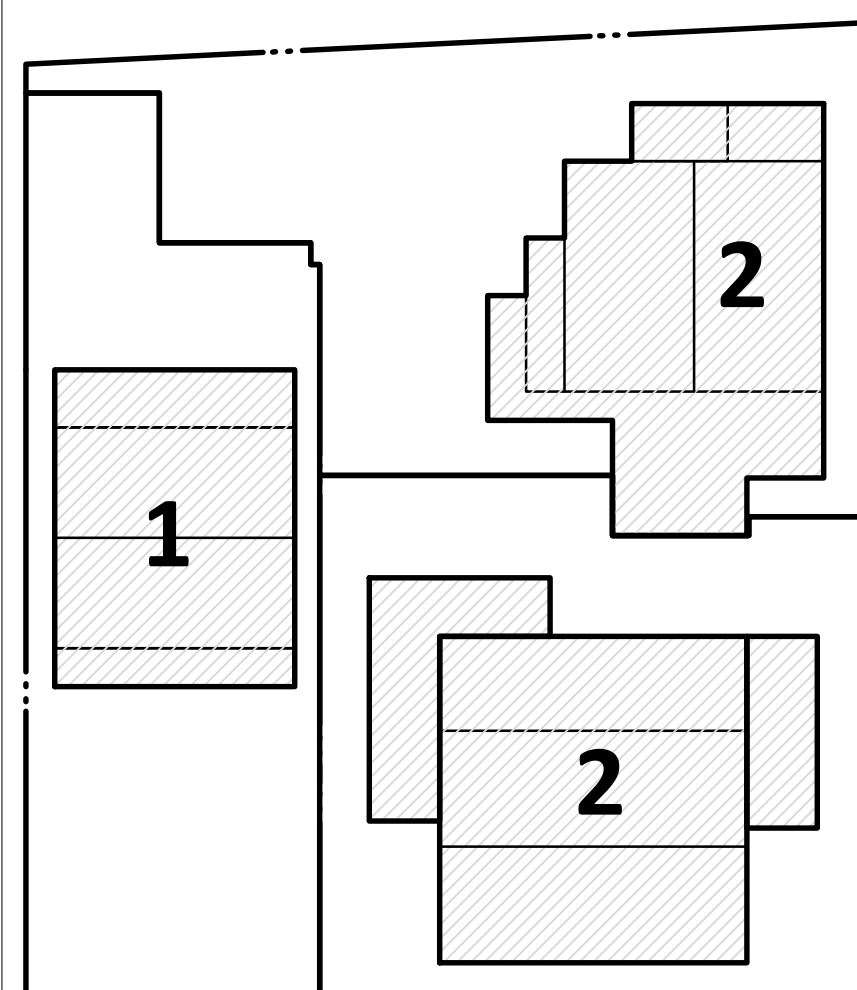
Zoning Map

Project Site (622 United) marked in Red

VILLA MILL ALLEY

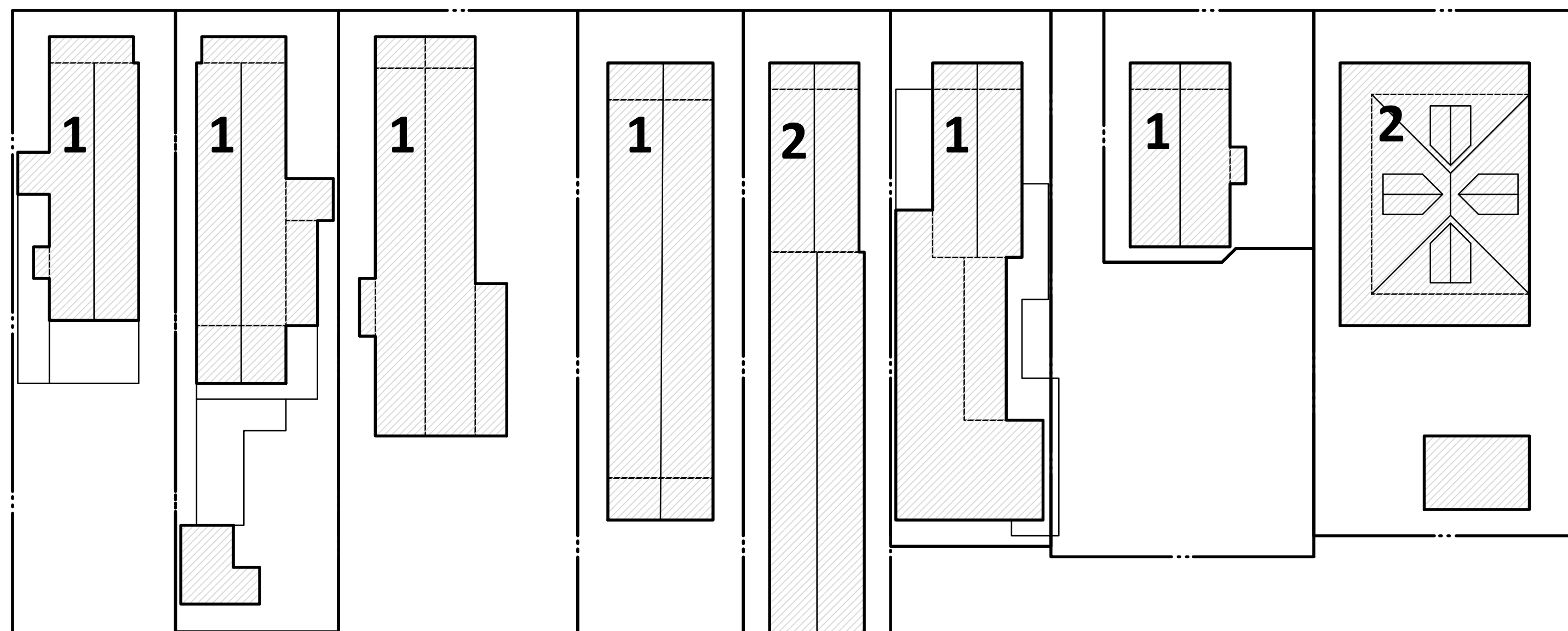


ELIZABETH STREET

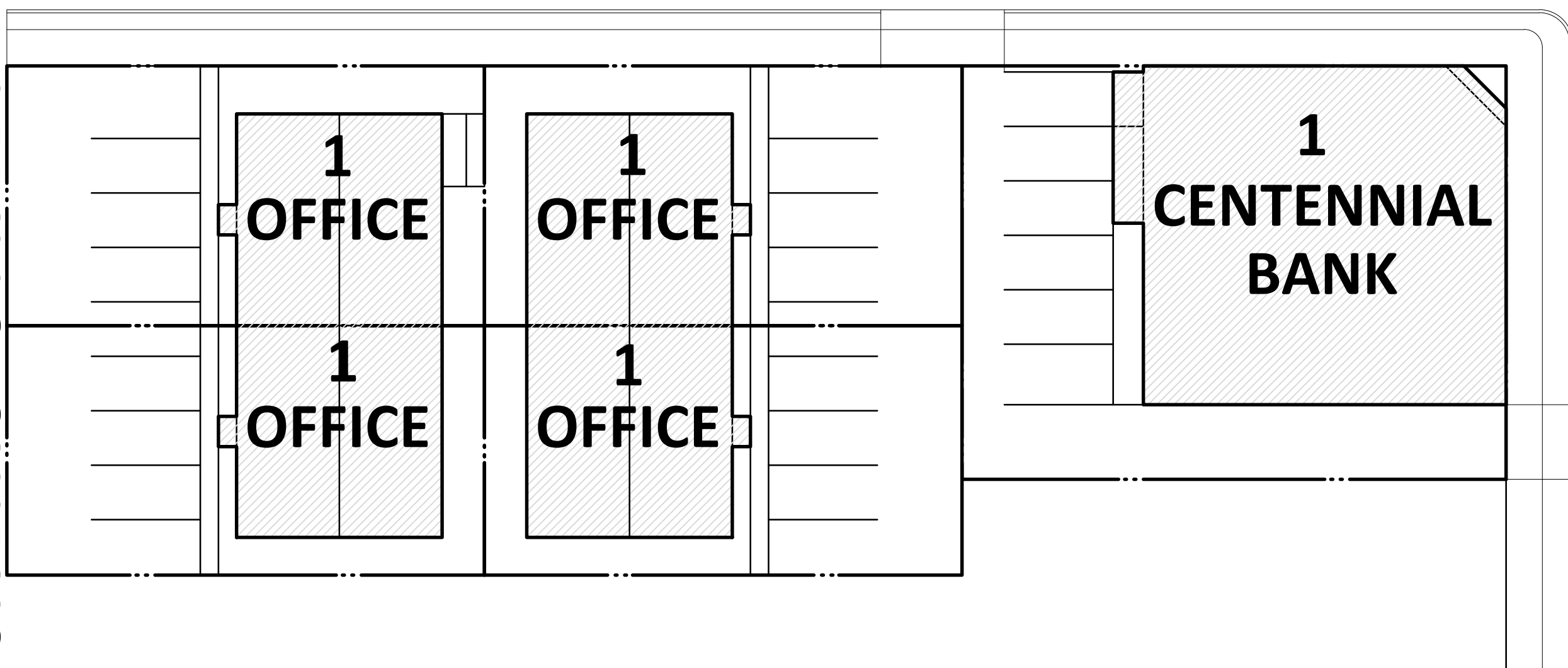


UNITED STREET

PROJECT SITE:
622 UNITED EXISTING
ZONE DISTRICT HRO
FLOOD ZONE "X"

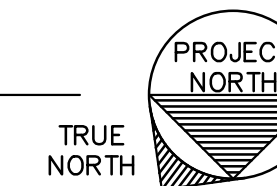


CALIAS STREET

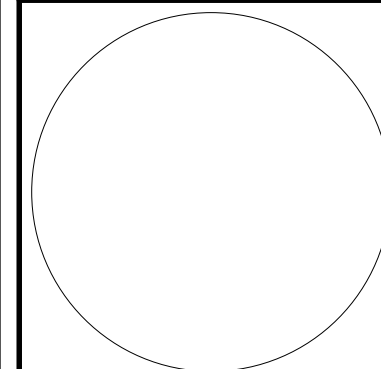


SIMONTON STREET

NEIGHBORHOOD SITE PLAN
1" = 20'-0"



New Single Family Residence
622 United Street
Key West, Florida 33040



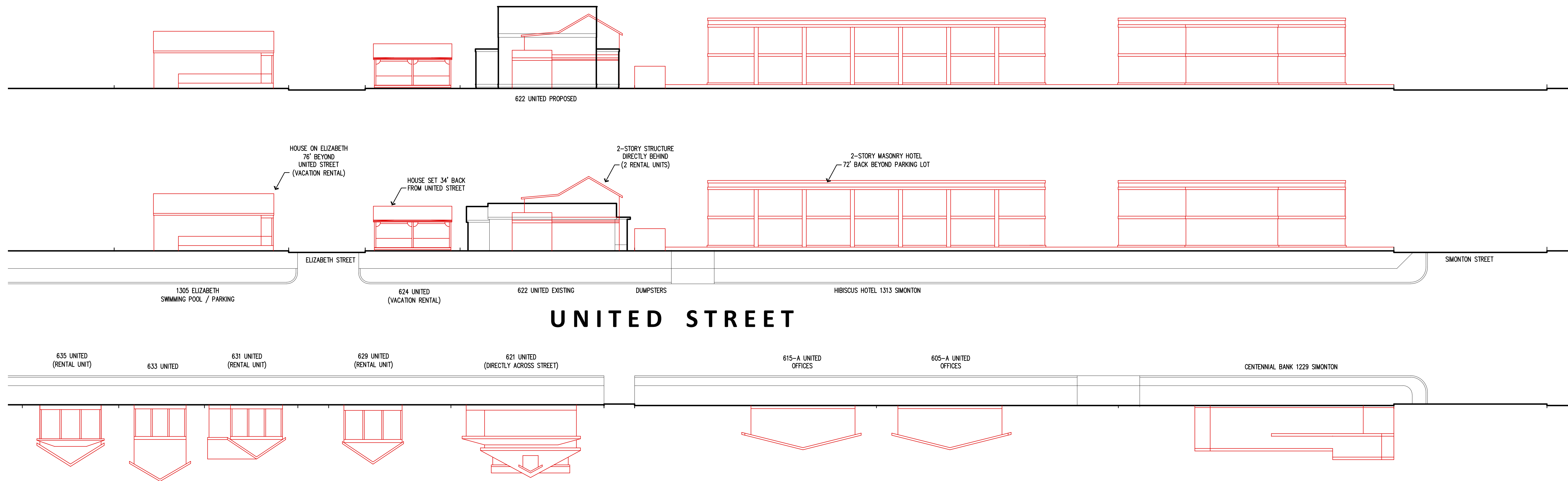
M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 12.26.23

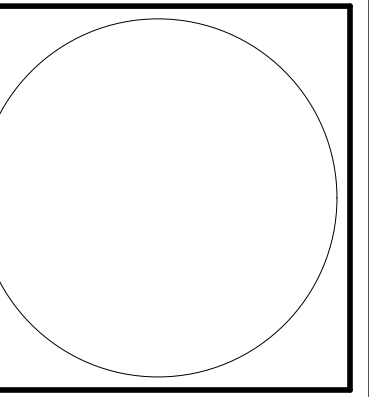
Project #

1



UNITED STREET

New Single Family Residence
622 United Street
 Key West, Florida 33040



M. Stratton Architecture
 3801 Flagler Ave.
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com

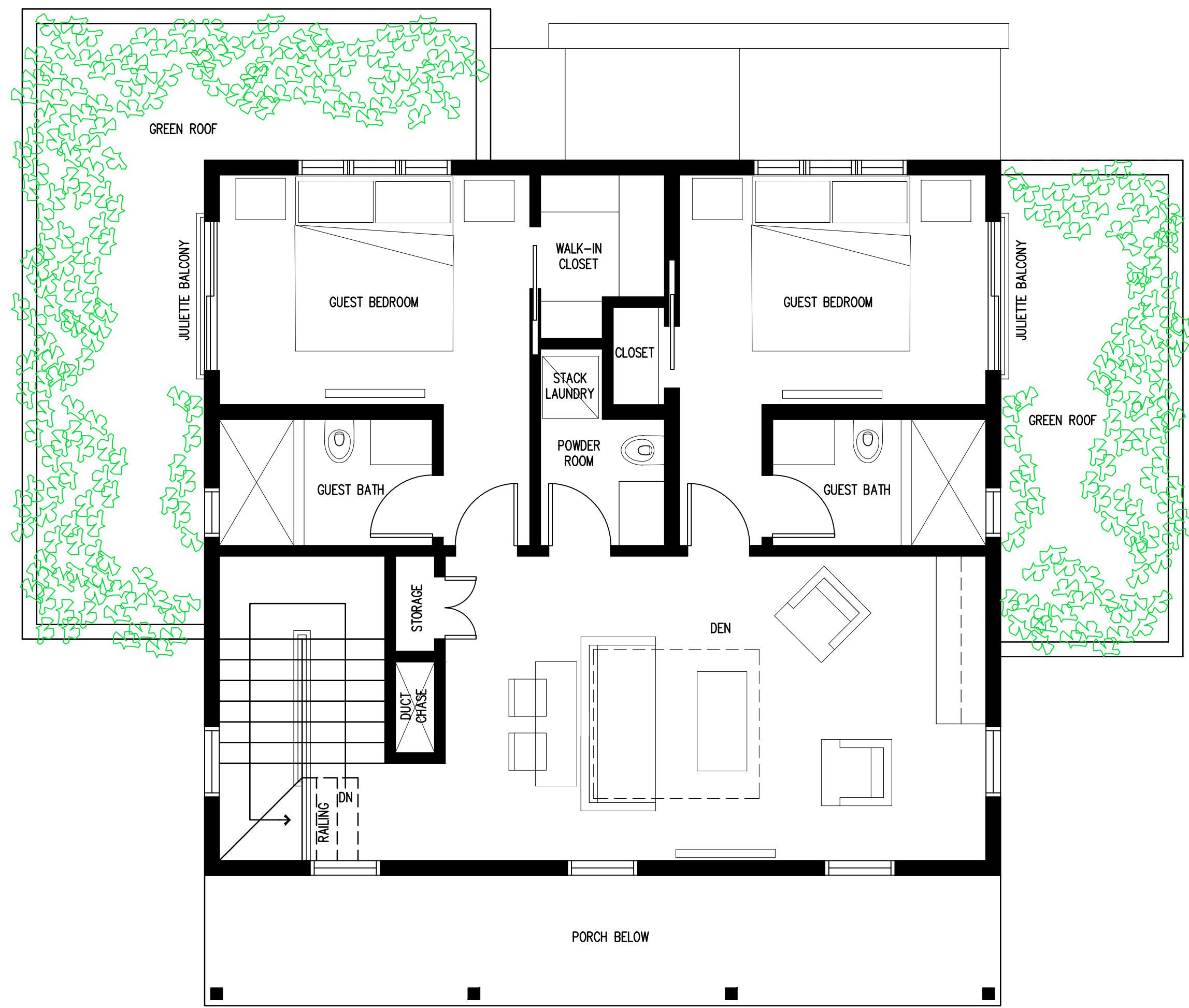


Date 12.26.23

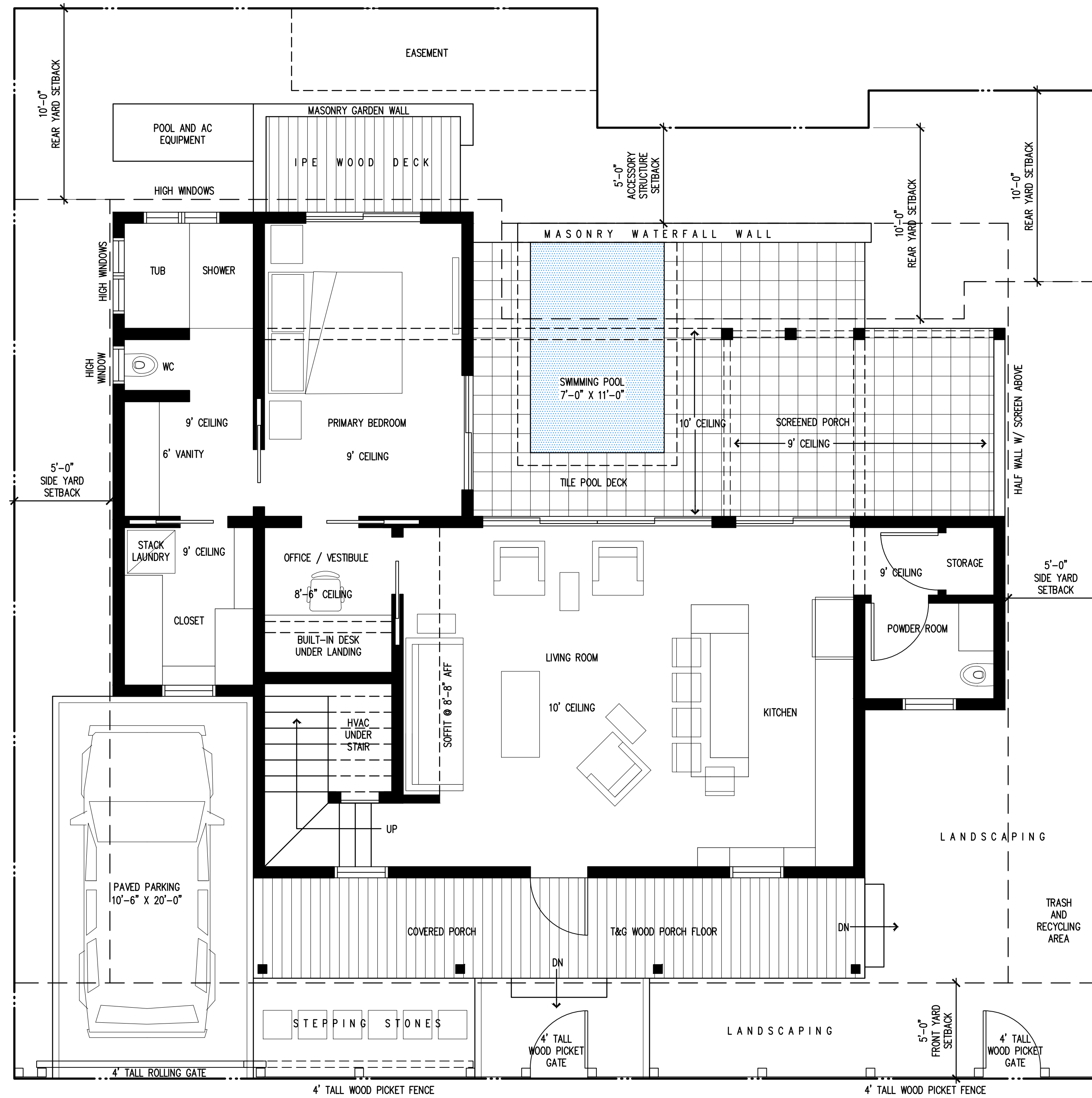
Project #

2

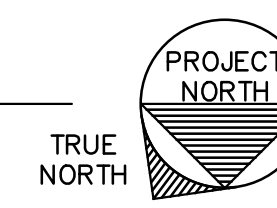
SITE DATA CALCULATIONS		
3,050 SF LOT ZONING DISTRICT HRO	ALLOWED	PROPOSED
BUILDING COVERAGE	1,525 SF (50%) MAX.	1,522 SF (49.8%)
IMPERVIOUS SURFACE	1,830 SF (60%) MAX.	753 SF (24.7%)
OPEN SPACE	1,068 SF (35%) MIN.	1,077 SF (35.3%)
FRONT YARD SETBACK	5'	5'
SIDE YARD SETBACK	5'	5'
REAR YARD SETBACK	10'	10'
BUILDING HEIGHT	30'	26'-8" ±



SECOND FLOOR PLAN – 835 SF
1/4"=1'-0"



SITE PLAN / FIRST FLOOR PLAN – 1,048 SF
1/4"=1'-0"



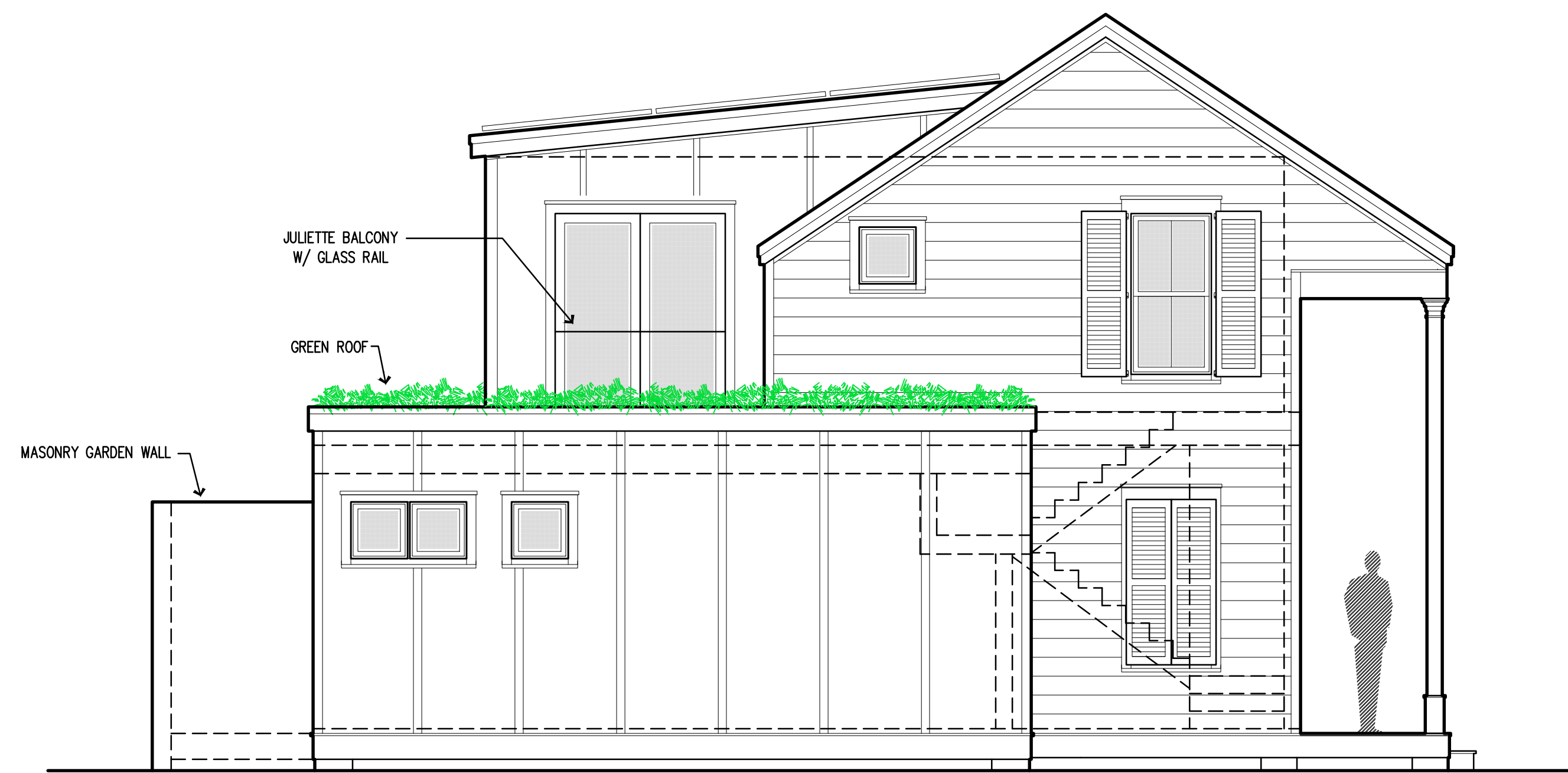
New Single Family Residence
622 United Street
Key West, Florida 33040

M. Stratton Architecture
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305.923.9670
Matthew@MStrattonArchitecture.com

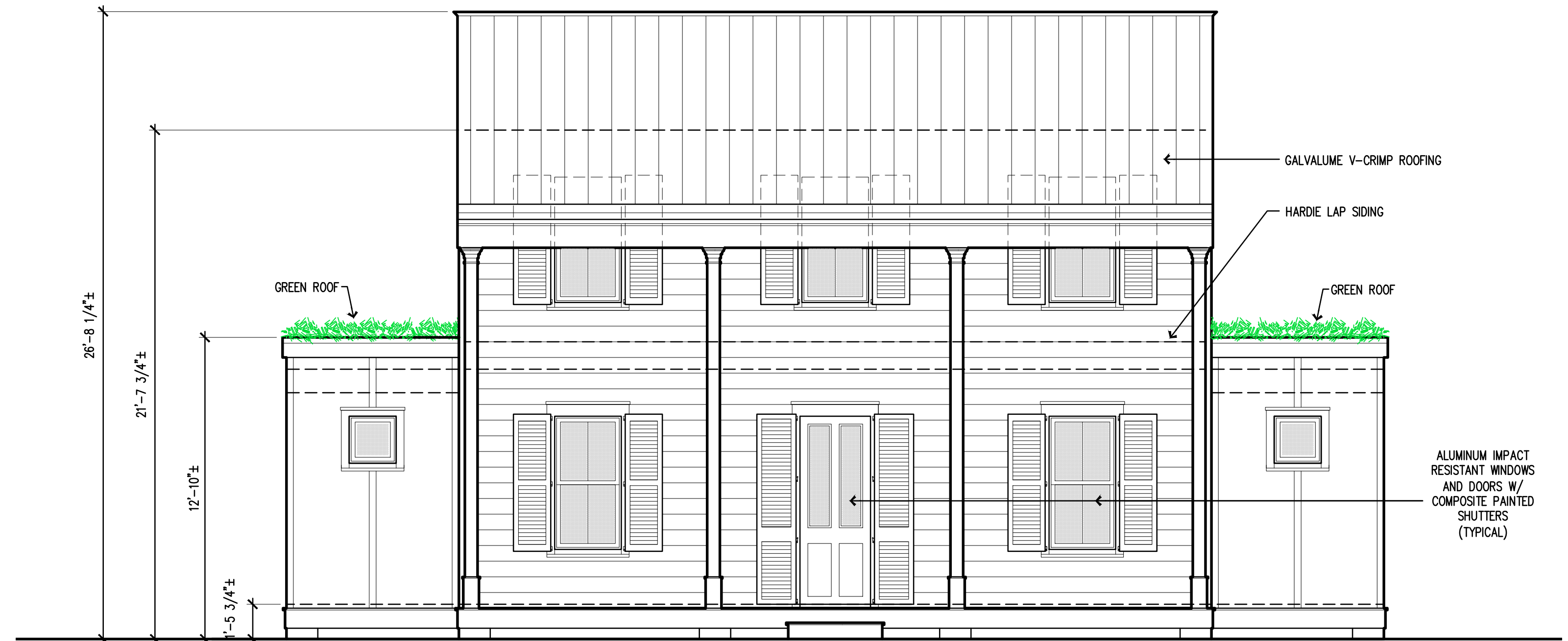


Date 12.26.23
Project #

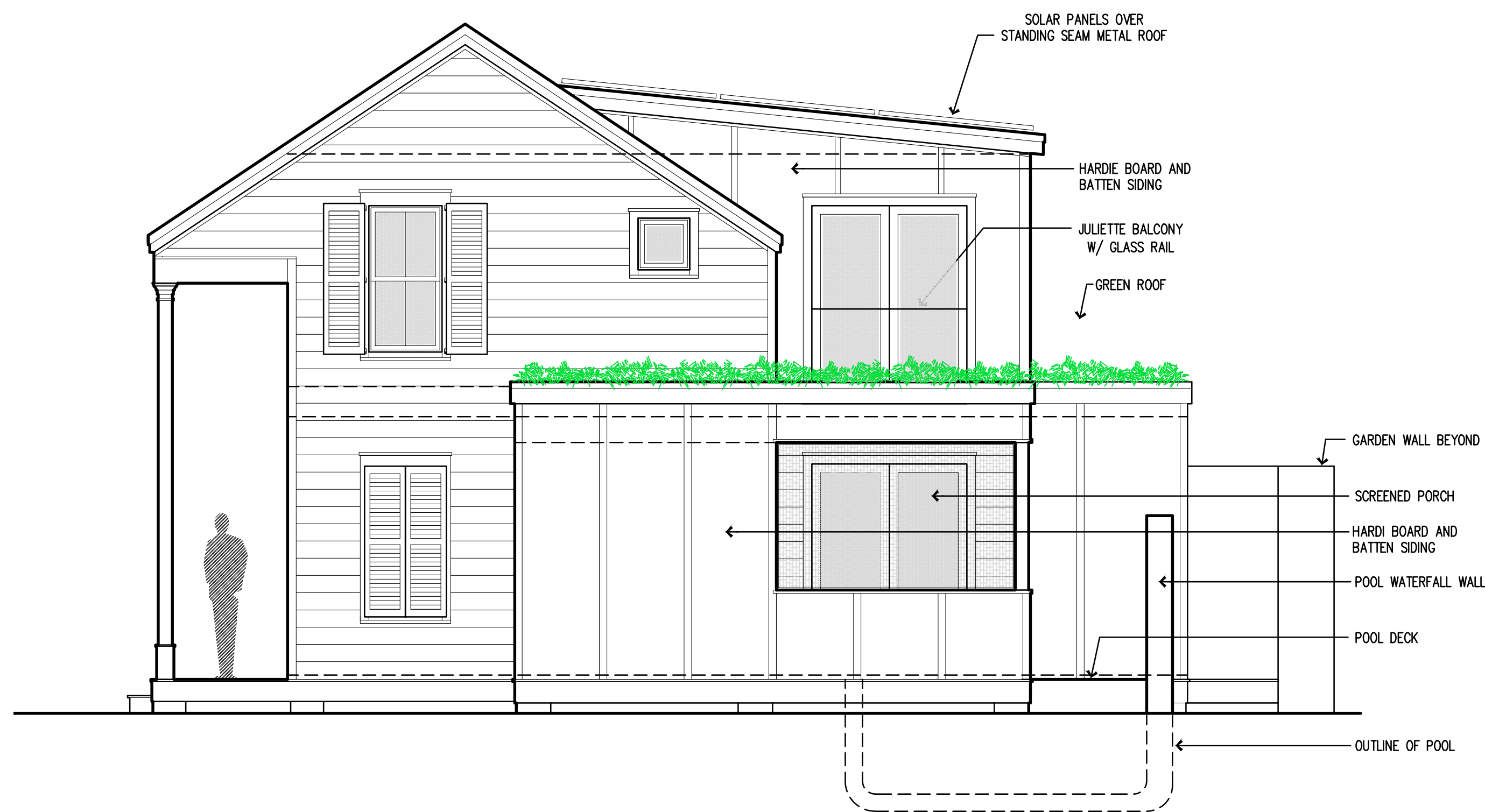
3



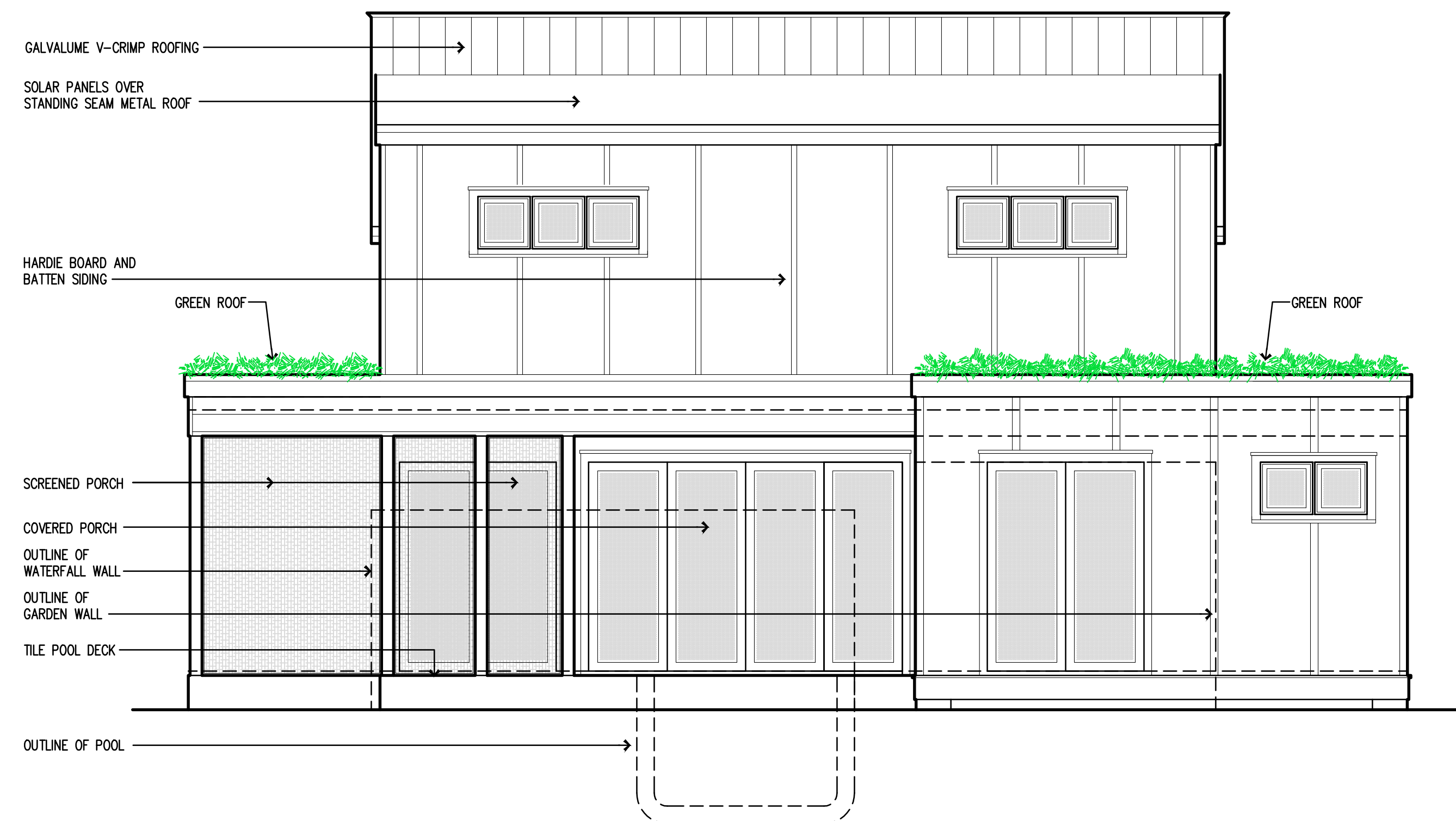
WEST SIDE ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



EAST SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

New Single Family Residence
622 United Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 12.26.23

Project #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., January 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW WOOD FRAME SINGLE-FAMILY HOUSE. NEW POOL, DECK, AND SITE IMPROVEMENTS. DEMOLITION OF EXISTING HOUSE.

#622 UNITED STREET

Applicant – Matthew Stratton, Architect

Application #H2024-0002

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 305-809-3973 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

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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: 622 UNITED ST. KEY WEST FL on the 18th day of JANUARY, 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 JANUARY 23, 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: Matthew Stratton

Date: 1/18/24

Address: 3801 FLAGLER AVE

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____



622

MI 4x4

FLORIDA
OV2664R

Public Meeting Notice

PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

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

Summary

Parcel ID 00036430-000000
 Account# 1037273
 Property ID 1037273
 Millage Group 10KW
 Location 622 UNITED St, KEY WEST
 Address
 Legal KW D T SWEENEY'S DIA O-327 PT LOTS 1-2 SQR 5 TR 17 D2-491 G9-151
 Description OR494-691 OR921-983D/C OR921-984D/C OR921-985 OR977-162/63 OR1258-1061/62 OR1574-679 OR1579-1093/94C OR2752-1712 OR2752-1722/24 OR2944-1324 OR3022-0199
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

COCO GENERAL PARTNERSHIP
 622 United St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$170,369	\$172,221	\$146,712	\$148,273
+ Market Misc Value	\$7,970	\$8,197	\$8,424	\$8,651
+ Market Land Value	\$513,639	\$441,656	\$329,412	\$361,133
= Just Market Value	\$691,978	\$622,074	\$484,548	\$518,057
= Total Assessed Value	\$640,736	\$622,074	\$484,548	\$518,057
- School Exempt Value	(\$640,736)	(\$622,074)	\$0	(\$25,000)
= School Taxable Value	\$0	\$0	\$484,548	\$493,057

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$441,656	\$172,221	\$8,197	\$622,074	\$622,074	\$622,074	\$0	\$0
2021	\$329,412	\$146,712	\$8,424	\$484,548	\$484,548	\$0	\$484,548	\$0
2020	\$361,133	\$148,273	\$8,651	\$518,057	\$518,057	\$25,000	\$493,057	\$0
2019	\$357,351	\$149,834	\$8,878	\$516,063	\$516,063	\$25,000	\$491,063	\$0
2018	\$349,543	\$151,395	\$9,105	\$510,043	\$510,043	\$25,000	\$485,043	\$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
RESIDENTIAL DRY (010D)	3,050.11	Square Foot	57	56

Buildings

Building ID	2892	Exterior Walls	B & B
Style	1 STORY ELEV FOUNDATION	Year Built	1953
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2013
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1093	Roof Type	GABLE/HIP
Finished Sq Ft	1045	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	200	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,045	1,045	0
OPU	OP PR UNFIN LL	32	0	0
OPF	OP PRCH FIN LL	16	0	0
TOTAL		1,093	1,045	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1989	1990	0 x 0	1	1 UT	2
WOOD DECK	2017	2018	0 x 0	0	552 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/19/2020	\$0	Quit Claim Deed	2265812	3022	0199	30 - Unqualified	Improved		
12/10/2018	\$100	Quit Claim Deed	2201727	2944	1324	30 - Unqualified	Improved		
7/20/2015	\$370,000	Warranty Deed		2752	1722	03 - Qualified	Improved		
4/28/1999	\$180,000	Warranty Deed		1574	0679	Q - Qualified	Improved		

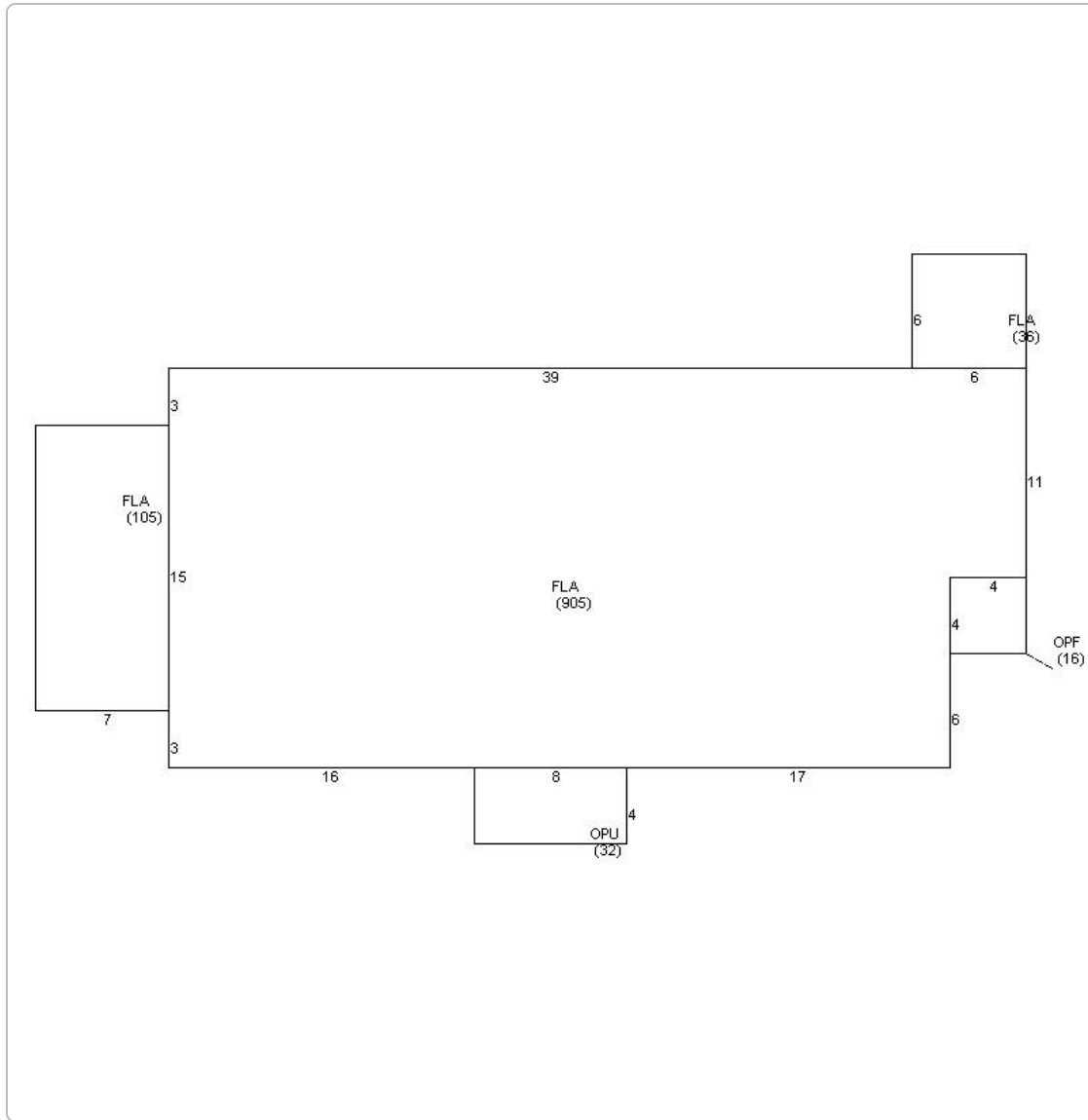
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-4204	12/23/2016	5/14/2017	\$3,000		INSTALL WOOD DECK ATTACHED TO THE HOUSE IN BACK OF PROPERTY. DECK WILL BE 800SF, 24" OF GROUND
16-849	3/7/2016	3/31/2016	\$8,470		R&R VCRIM METAL ROOFING 13 SQRS
15-4280	10/20/2015	9/24/2015	\$9,000		INSTALL HARDI SIDING AND BOARD AND BATTEN 700SF
15-3592	8/27/2015	4/11/2016	\$5,000		INSTALL 700SF OF T&G ON LIVING ROOM AND BEDROOM CEILING INSTALL 800SF OF CEMENT BOARD FLOOR FOR TILE, RE FRAME EXSISING BATRHOOM PARTITION
15-3542	8/25/2015	4/11/2016	\$10,000		ROUGH/TRIM 2 TOILETS, 3 HAND SINKS, 1 KITCH, 1 TUB 1 SHOWER, 1 WH
15-3391	8/14/2015	4/11/2016	\$2,400		COMPLETE REMODEL OF RESIDENTAIL DWEILLING
15-3306	8/7/2015	4/11/2016	\$6,000		REJPLACE KITCHEN CABINETS AND DAMAGED SHEET ROCK REPAINT ITNERIOR
03-3342	10/1/2003	12/31/2003	\$3,600		200 AMP & REWIRE ELE.
03-2566	7/31/2003	12/31/2003	\$3,600		PLUMBING
98-0633	3/11/1998	12/12/1998	\$500		REPLACE GALVANIZED LINE

View Tax Info

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Sketches (click to enlarge)



Photos



Map



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[2023 TRIM Notice \(PDF\)](#)

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