

Staff Report

Historic Architectural Review Commission

Staff Report Item 8-a

Meeting Date: October 23, 2012

Applicant: David Knoll, Architect

Application Number: H12-01-1380

Address: #226 Julia Street/ #1027 Howe Street

Description of Work: Renovations and additions to a non-historic house.

Guidelines Cited in Review: Additions, Alterations and New Construction (pages 36-38a), specific mass, scale, proportion and site.

Fences and walls (pages 41-42)

Staff Analysis

The proposed plans include the replacement of an attached addition, located on the south elevation of the structure. Also a new addition is proposed on the north side in order to increase the size of a bedroom and create a new entrance porch. The subject structure is a non-contributing building that has been altered through time by attached additions on its north, west and south sides. The structure does not have architectural homogeneity and can be considered a non-traditional structure. Although the structure is on a corner lot, it does not interact to its urban condition. It is staff's theory that the structure served originally as a carport for the main house on the property and then was converted into a house. According to the Property Appraiser's records the structure was built in 1990. A tall 6' solid perimeter fence obstructs visibility to the subject structure.

The proposed plans depict improvements to the actual non-conforming structure that will not meet current setbacks for this particular zoning district, HMDR;

Front yard- 10 feet
Side yard- 5 feet
Rear yard- 15 feet
Maximum height- 30 feet

The front yard for this property is Julia Street. The design proposes to raise the addition on the south side, build it back to its footprint and make it integral

part of the interior space. Windows are proposed to be vinyl clad and new wood lap siding is proposed on the entire structure.

Consistency with Guidelines

1. The proposed additions will be smaller in size and in keeping with the existing structure. Although the plan includes renovations to the building it will still be a non-conforming structure and will still not relate to its urban context.
2. The proposed six feet tall privacy fence will be located between the two structures and will be built outside of restricted heights areas in the lot.

It is staff's opinion that the proposed design is consistent with many of the guidelines. The proposed renovations will give some architectural cohesiveness to the non-traditional structure. If approved this project will require variances since the reconstruction of the south portion of the house will be in the required side setback.

Application



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

APPLICATION # 112-01-1680

OWNER'S NAME: STEPHANIE NADEAU DATE: 10.11.12

OWNER'S ADDRESS: 226 JULIA CT. PHONE #: 207-332-6347

APPLICANT'S NAME: DAVID KHOLL, ARCHITECT PHONE #: 715-86017

APPLICANT'S ADDRESS: 19581 MAYAN CT. GUGARLOAF KEY, FL. 33042

ADDRESS OF CONSTRUCTION: 226 JULIA CT. # OF UNITS: 3
1027 Howe St DN

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATION AND ADDITION TO AN EXISTING NON-HISTORIC HOUSE INCLUDING THE DEMOLITION OF AN ATTACHED ON-GRADE SHED TO BE REBUILT ON SAME FOOTPRINT AND CONSTRUCTION OF A 6' PRIVACY FENCE.

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: 10.11.12
Applicant's Signature: David Kholl

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 checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" 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 SAMPLES

Staff Use Only

Date: _____
Staff Approval: _____
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Non historic - Non contributing

· Ordinance for demolitions.

· Guidelines for additions/alterations.

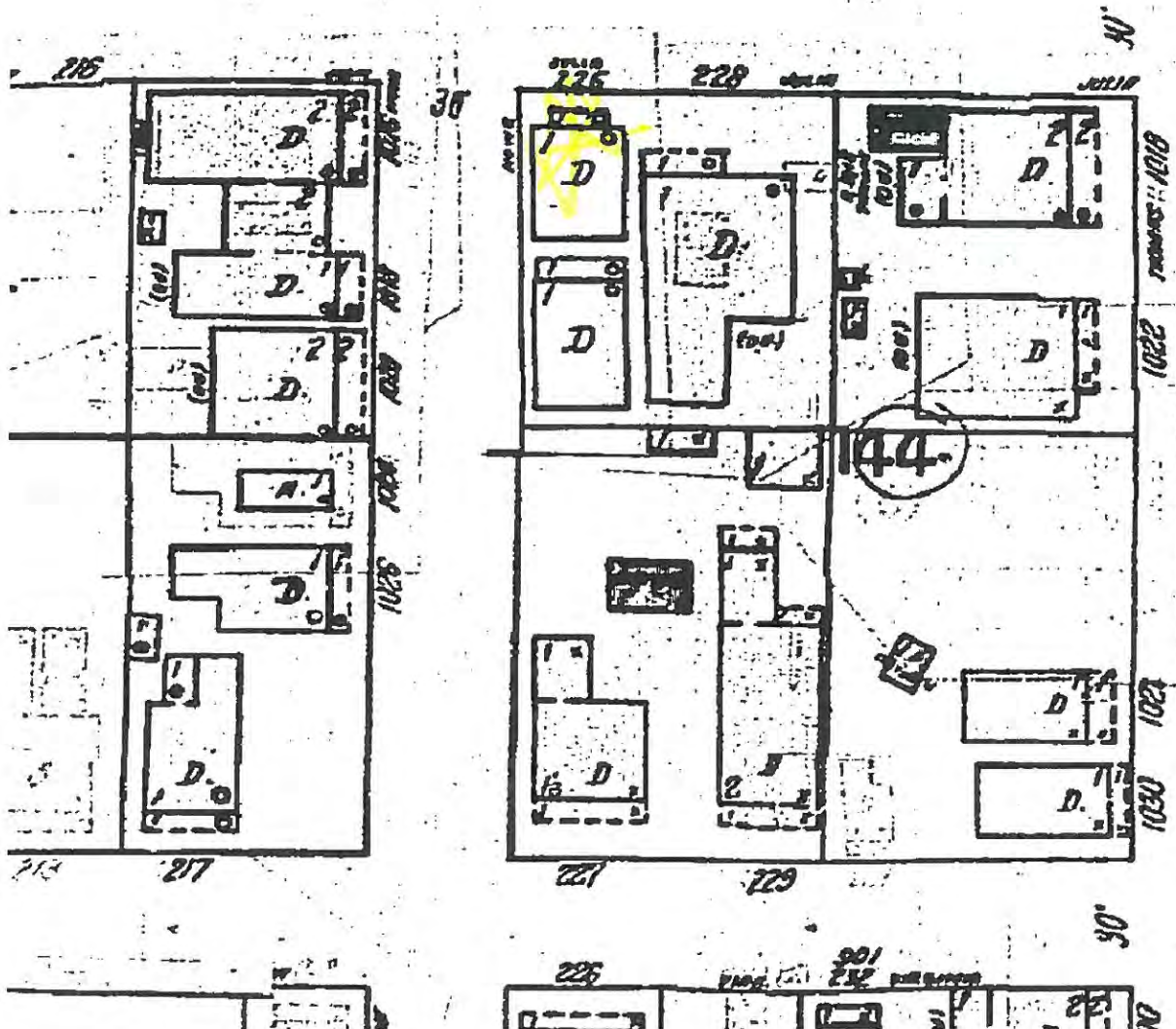
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

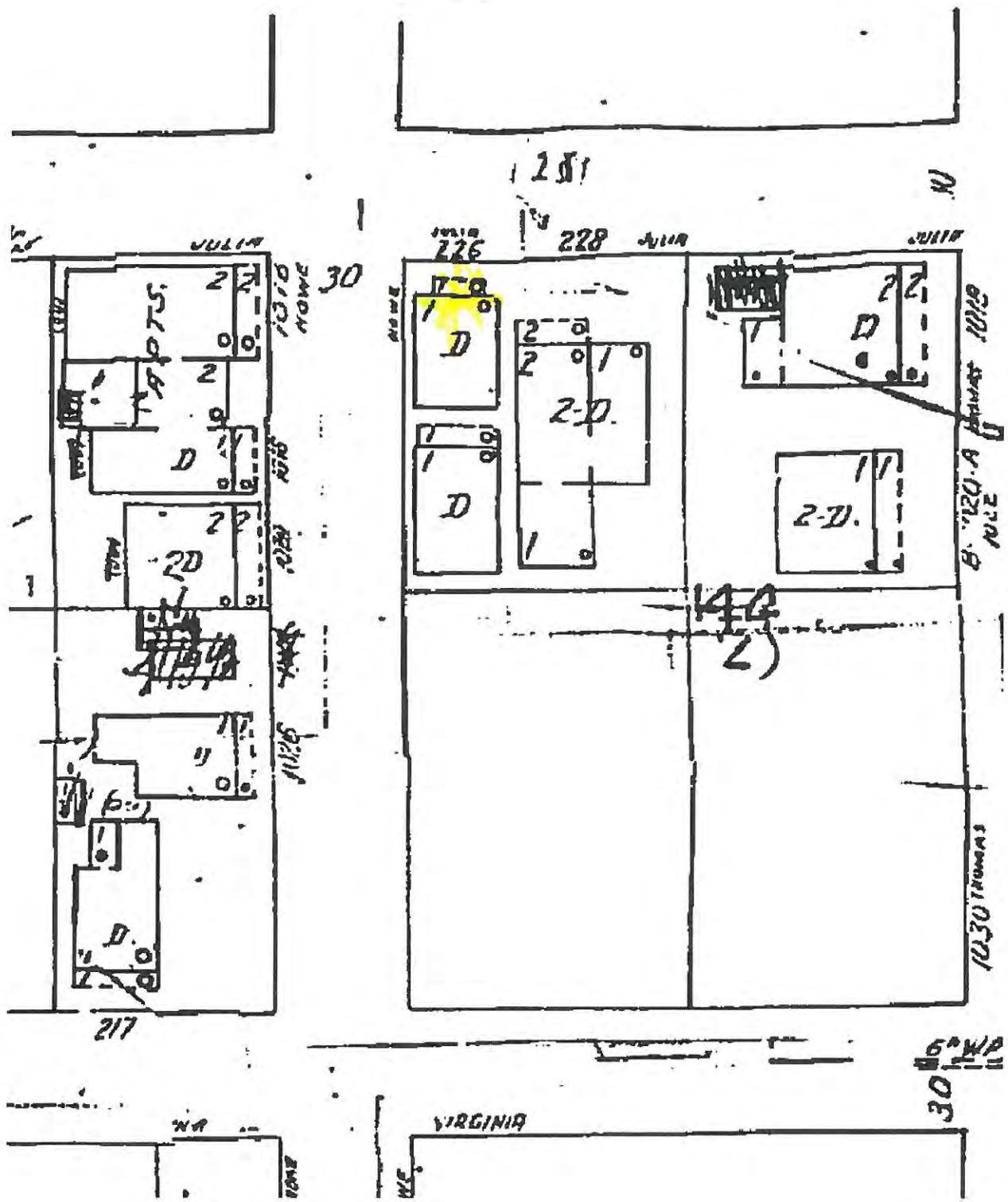
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#226 Julia Street Sanborn map 1948 copy



#226 Julia Street Sanborn map 1962 copy

Project Photos



Photo taken by the Property Appraiser's office c1965; 226 Julia St.; destroyed by fire about 1970. Monroe County Library.



Photo taken by the Property Appraiser's office c1965; 226 Julia St. (on the corner) and 1027 Howe St.; both destroyed by fire c1970, with an immortalized dog. Monroe County Library



© 2012 Google
© 2012 Google
US Dept. of State Geographer
© 2012 INEGI

Google earth

Google earth





Adjacent on Howe St.



Subject property



Across Home St.



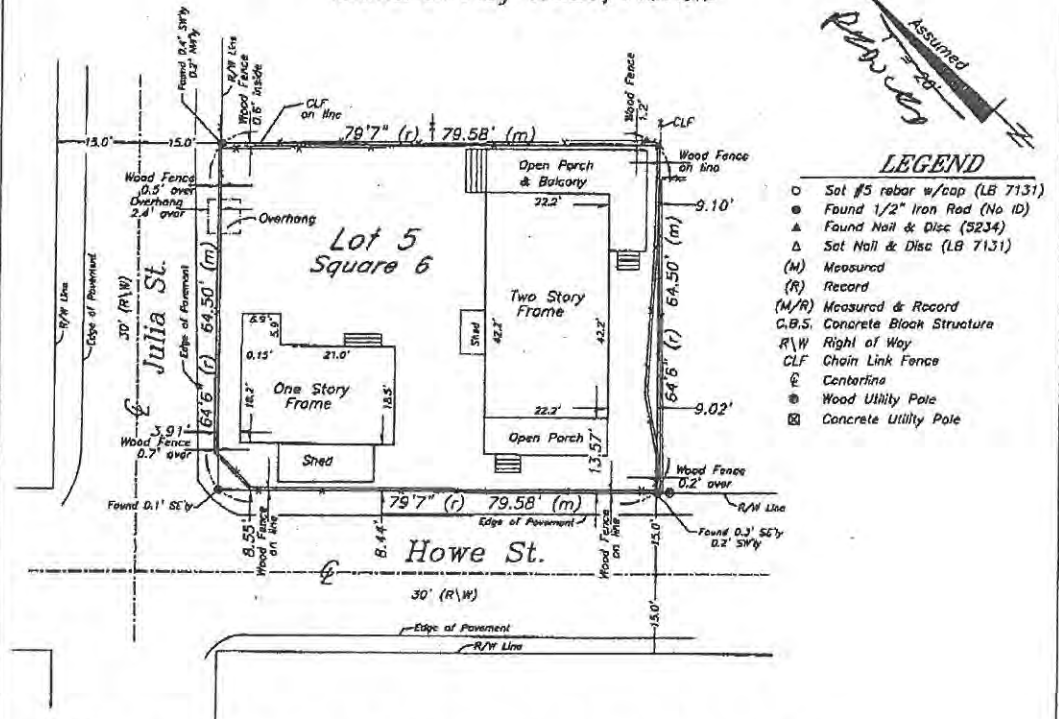
Adjacent on Julia St.



Across Julia St.

Survey

Boundary Survey Map of Lot 1, Square 6, Tract 10,
Island of Key West, Florida



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 226 Julia Street & 1027 Howe Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: September 22, 2004.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Interior bricking is not shown.

BOUNDARY SURVEY OF: All that piece or parcel of land known as part of Tract Ten (10), according to a map or plat of William S. Whitehead delineated in February, 1829, but more particularly described in a diagram of E.C. Howe recorded in Monroe County, Florida Records and is Lot Five (5) of Square Six (6), Tract Ten (10); COMMENCING at Julia and Howe Streets and extending in a Northeasterly direction on Julia Street Sixty-four (64) feet, Six (6) inches; thence in a Southeasterly direction Seventy-nine (79) feet, Seven (7) inches; thence in a Southwesterly direction Sixty-four (64) feet, Six (6) inches; thence on Howe Street, in a Northwesterly direction Seventy-nine (79) feet, Seven (7) inches to the Point of Beginning at the corner of Julia and Howe Streets.

BOUNDARY SURVEY FOR: Constance Gilbert;
First State Bank of the Florida Keys;
Jerry Coleman, P.L.;
Attorneys Title Insurance Fund, Inc.;

NORBY & O'FLYNN SURVEYING, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

September 28, 2004

NORBY & O'FLYNN
Surveying, Inc.

Professional Land Surveyors
L.S. No. 7101
3430 Duck Ave., Key West, FL 33040
(305) 236-7422 FAX (305) 293-9924

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Nadeau, Stephanie</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>226 Julia Street</u> City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00026710-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5490 N</u> Long. <u>81.8014 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5*</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>	
c) Total net area of flood openings in A8.b <u>NA</u> sq in	c) Total net area of flood openings in A9.b <u>NA</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West</u> <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>7</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized BASIC Vertical Datum 1929
 Conversion/Comments _____

CROWN OF ROAD = 5.2'

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>5.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>7.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>5.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>4.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>5.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>4.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>		
Address <u>3430 Duck Ave.</u>	City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
Signature	Date <u>8/30/12</u>	Telephone <u>(305) 296-7422</u>	



Proposed design

RENOVATION AND ADDITIONS TO: 226 JULIA STREET

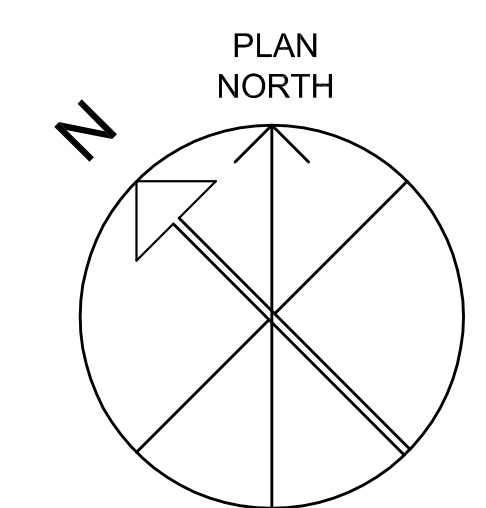
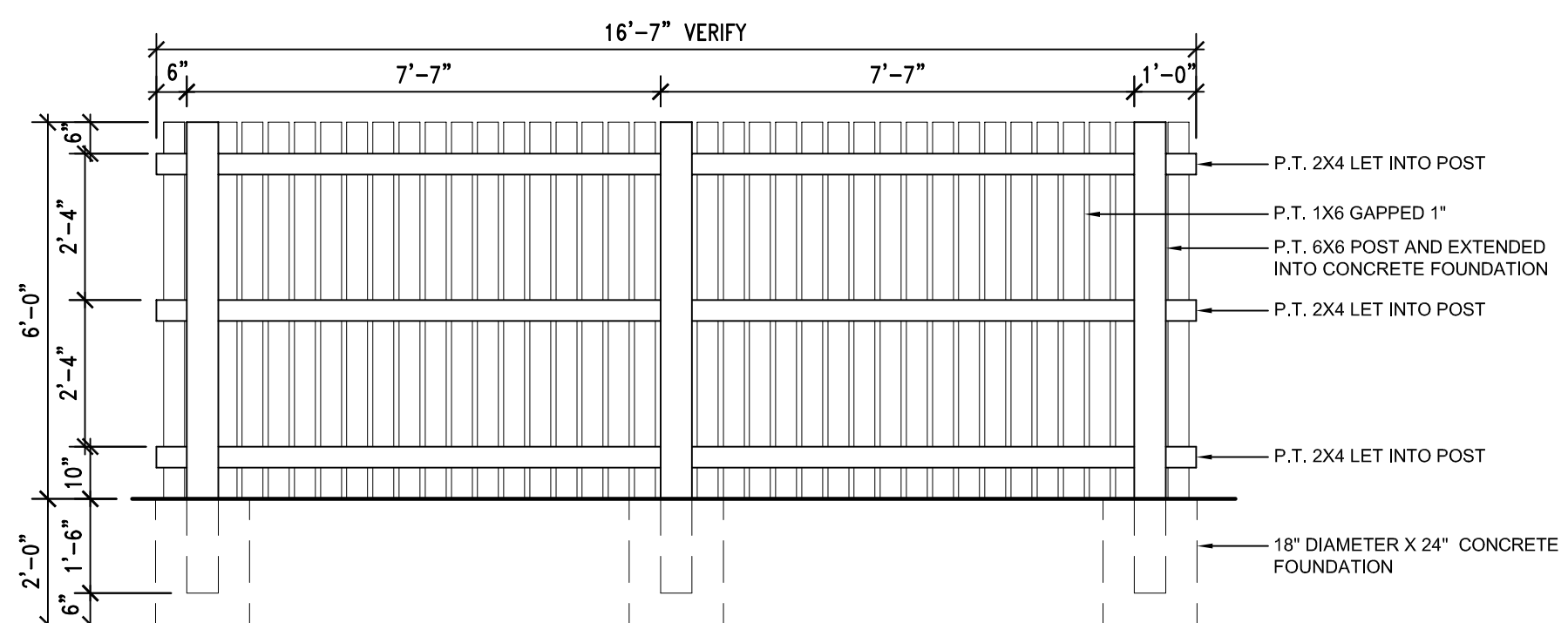
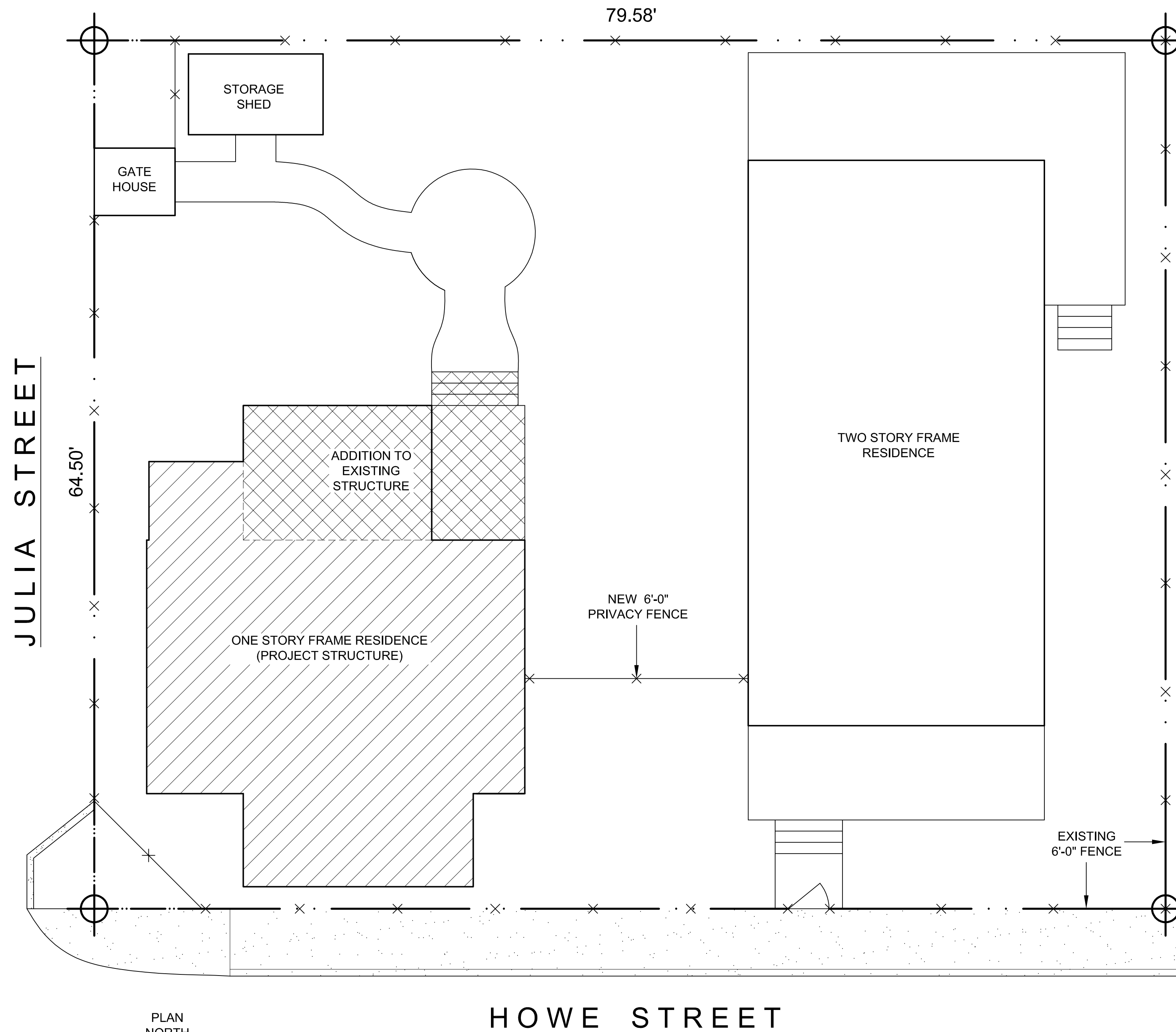
KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

RENOVATIONS AND ADDITIONS TO:
226 JULIA STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

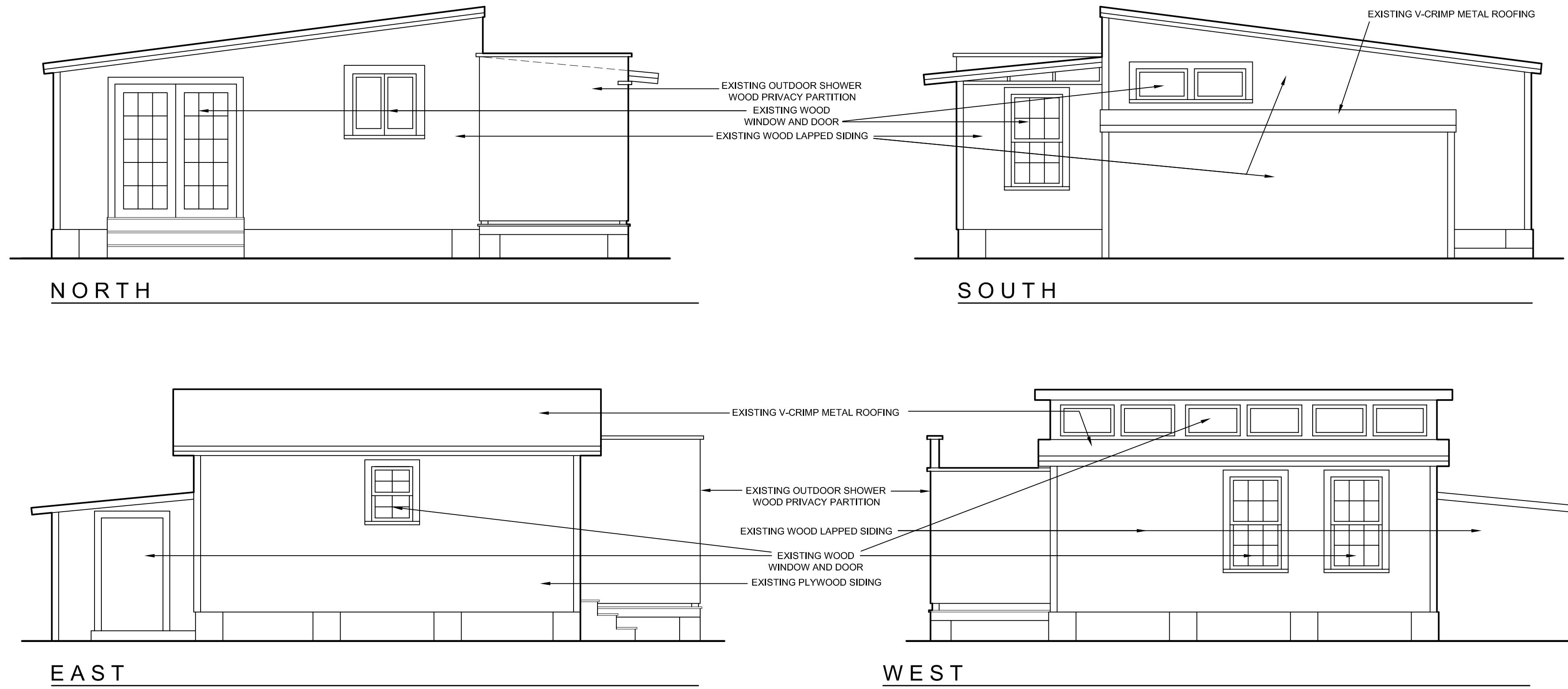
SHEET **1** OF 3 SHEETS



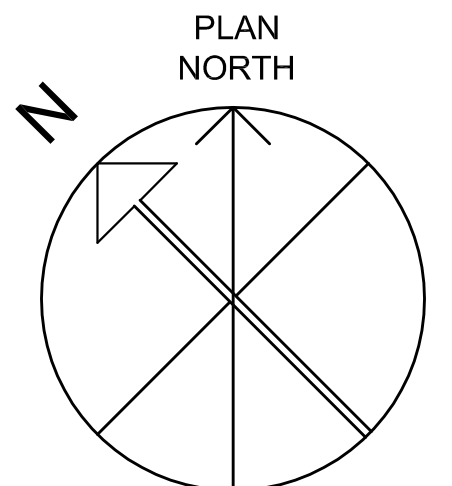
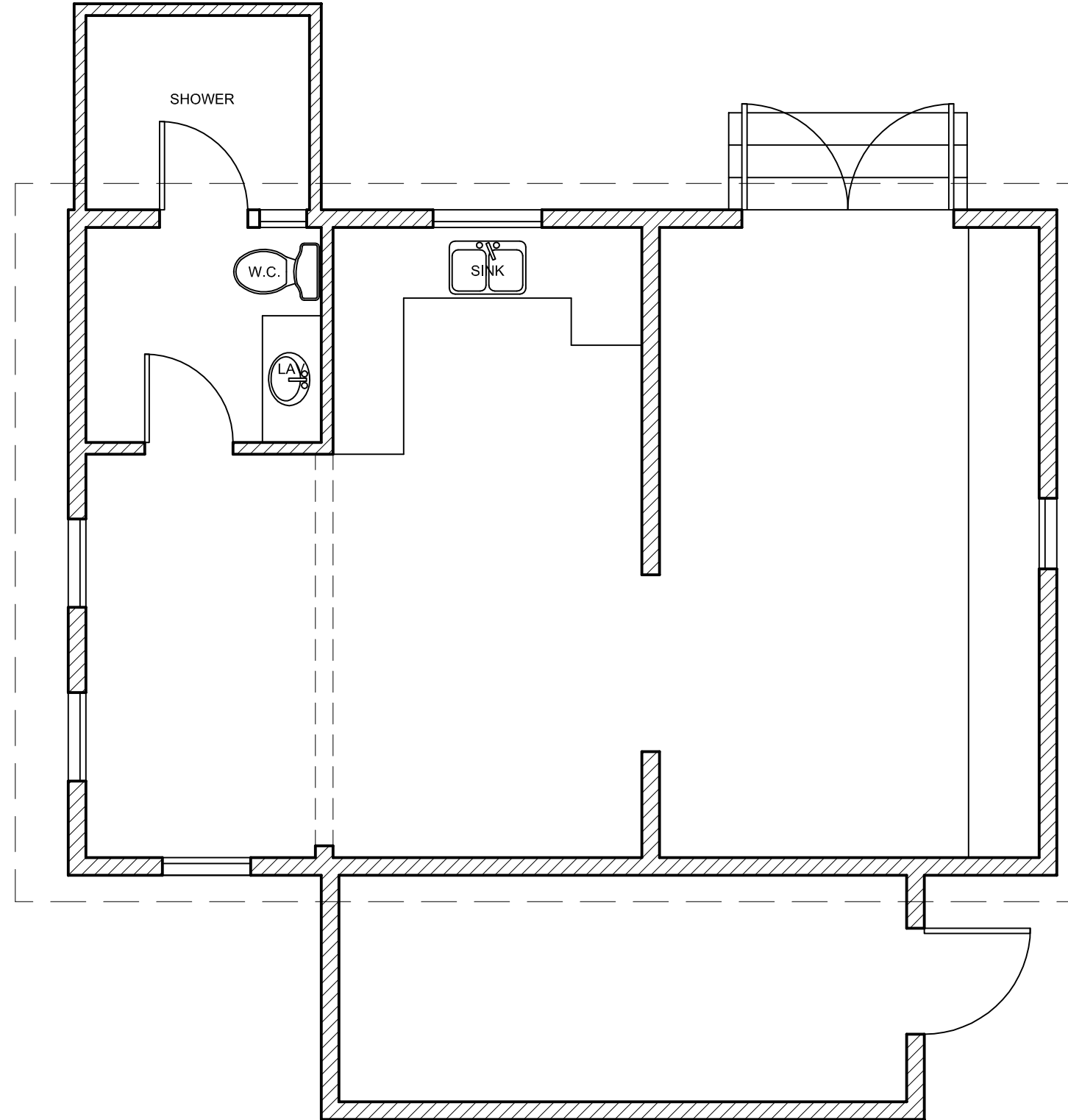
NEW PRIVACY FENCE DETAIL
1/2" = 1'-0"

SITE PLAN
3/16" = 1'-0"

DATE OF ISSUE:
10 / 11 / 12



AS-BUILT BUILDING ELEVATIONS
 1/4" = 1'-0"



AS-BUILT PLAN
 1/4" = 1'-0"

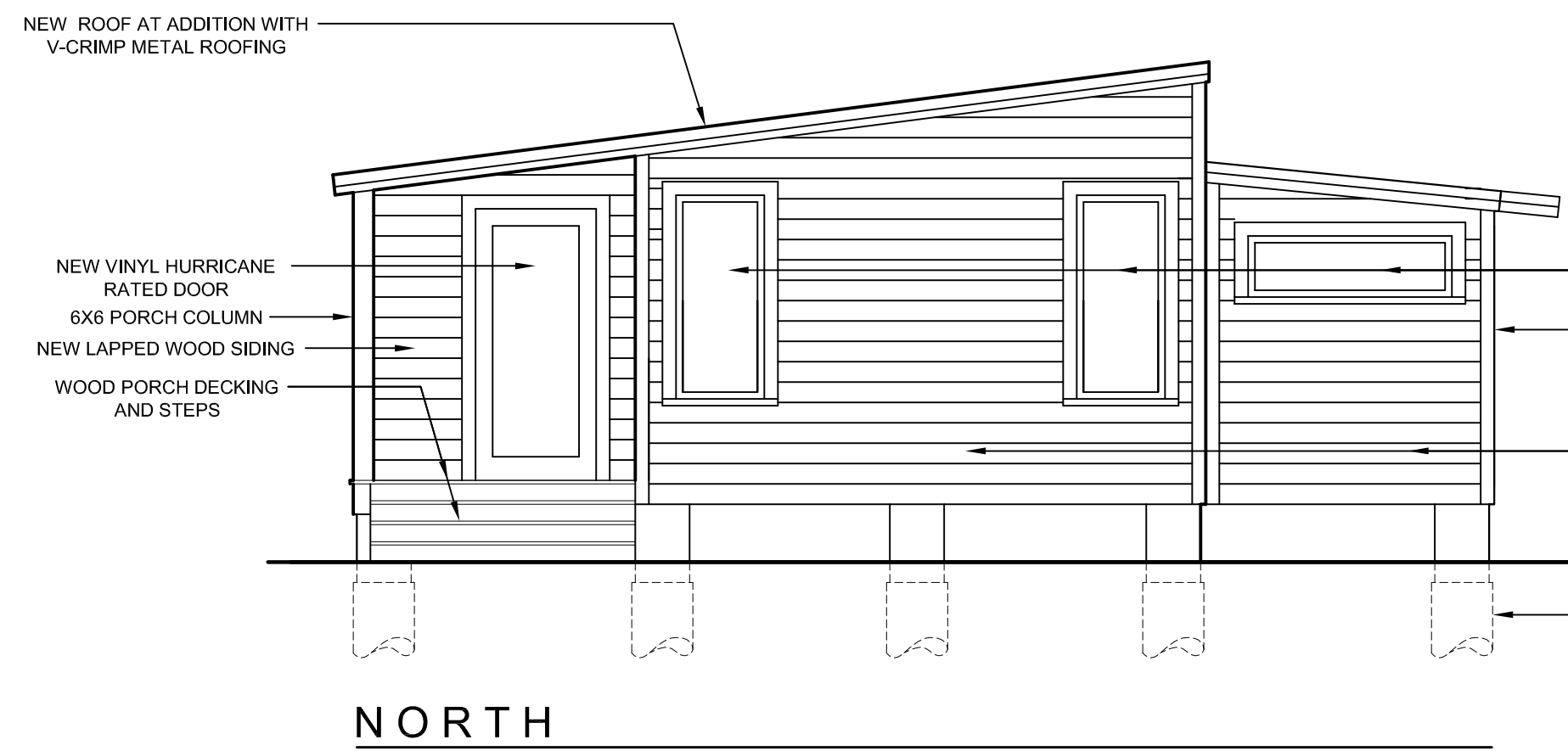
REVISIONS	
NO.	DATE

DATE OF ISSUE:
 10/11/12

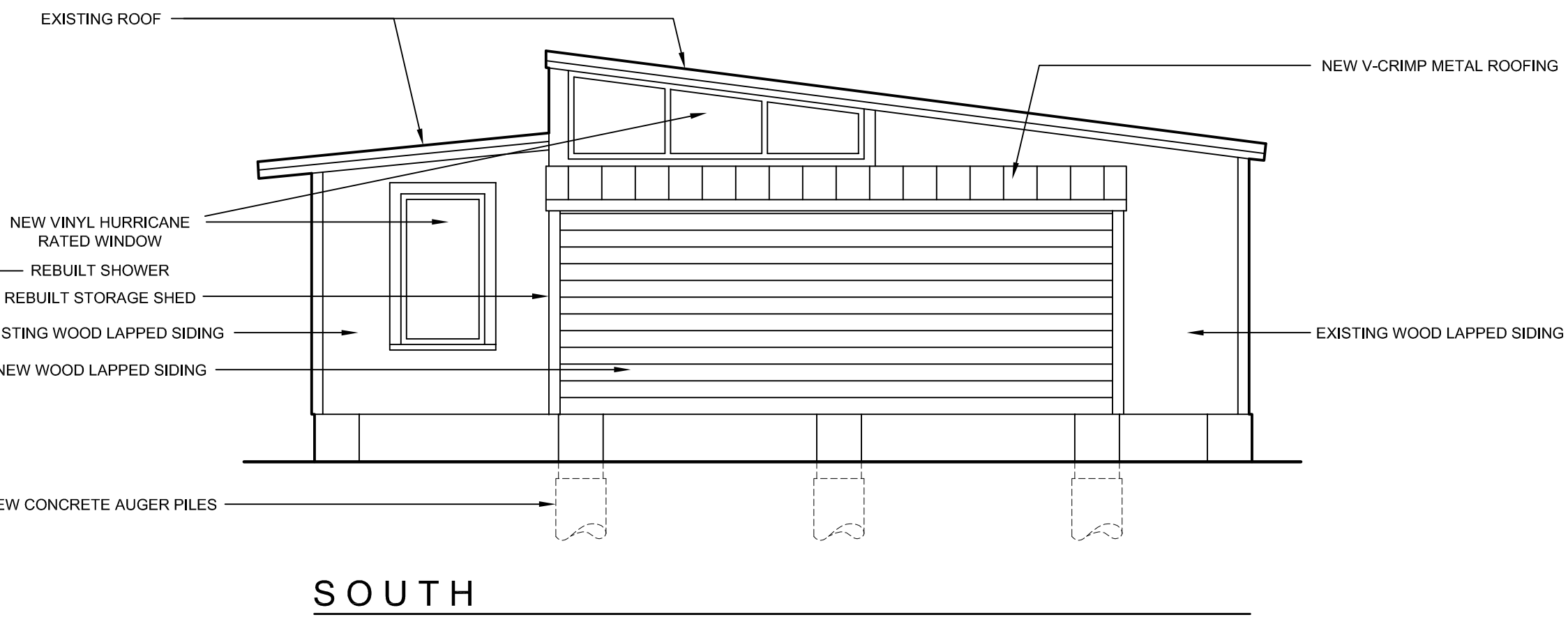
RENOVATIONS AND ADDITIONS TO:
226 JULIA STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 745-8617

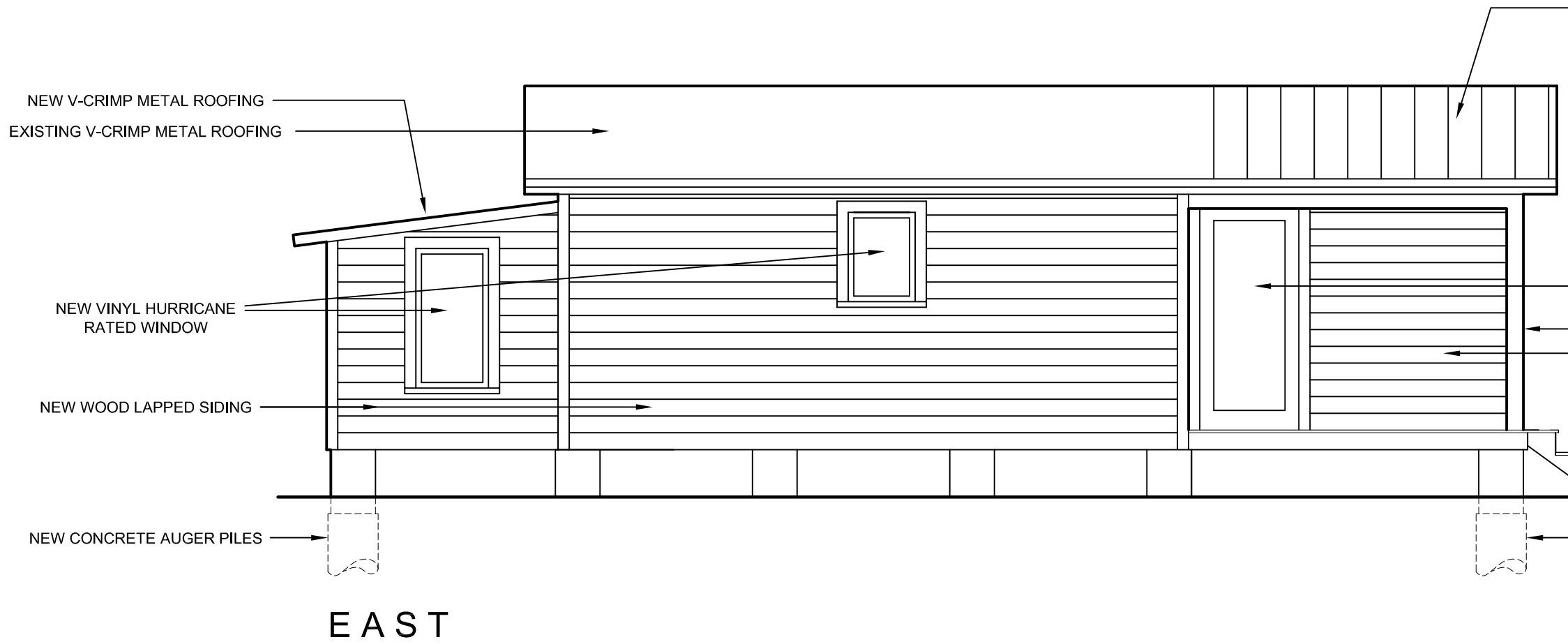
SHEET
2
 OF 3 SHEETS



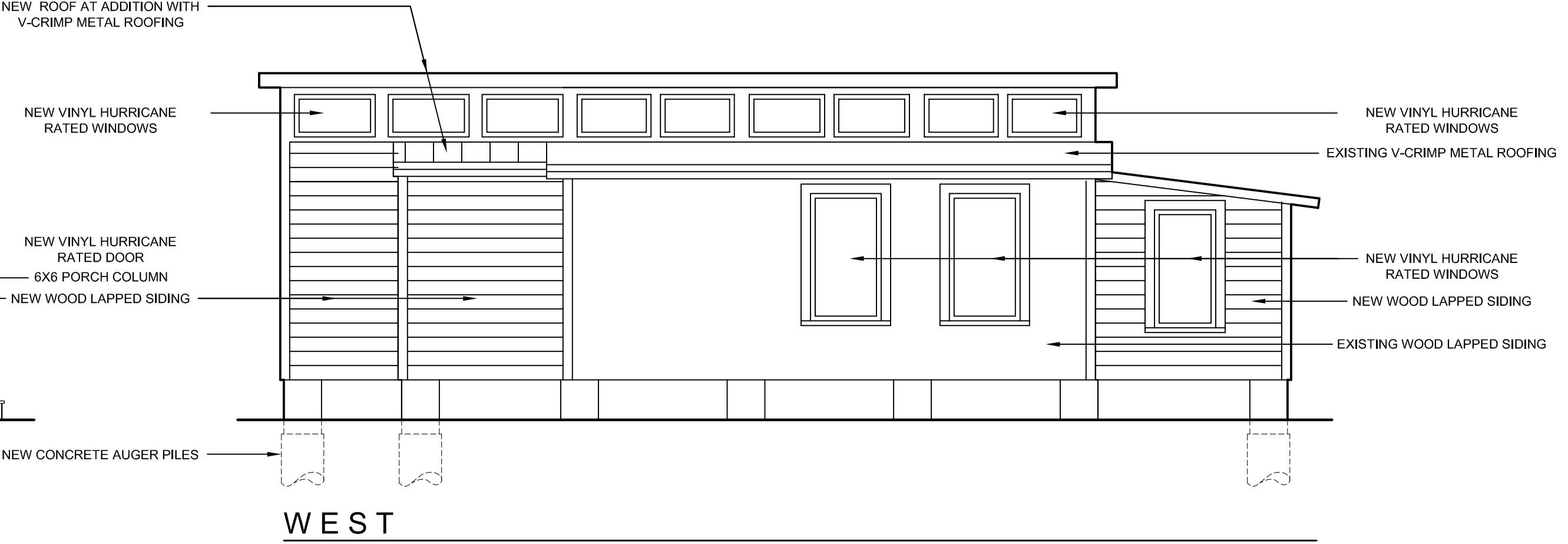
NORTH



SOUTH



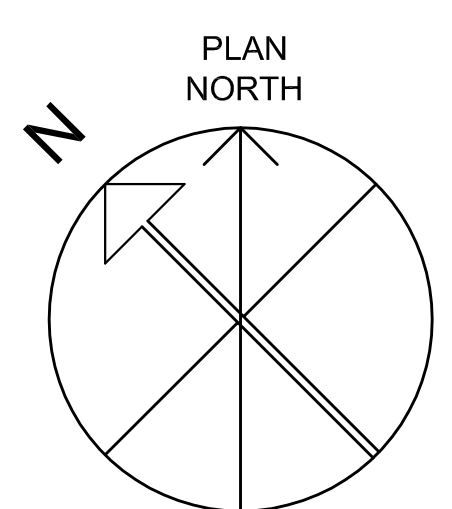
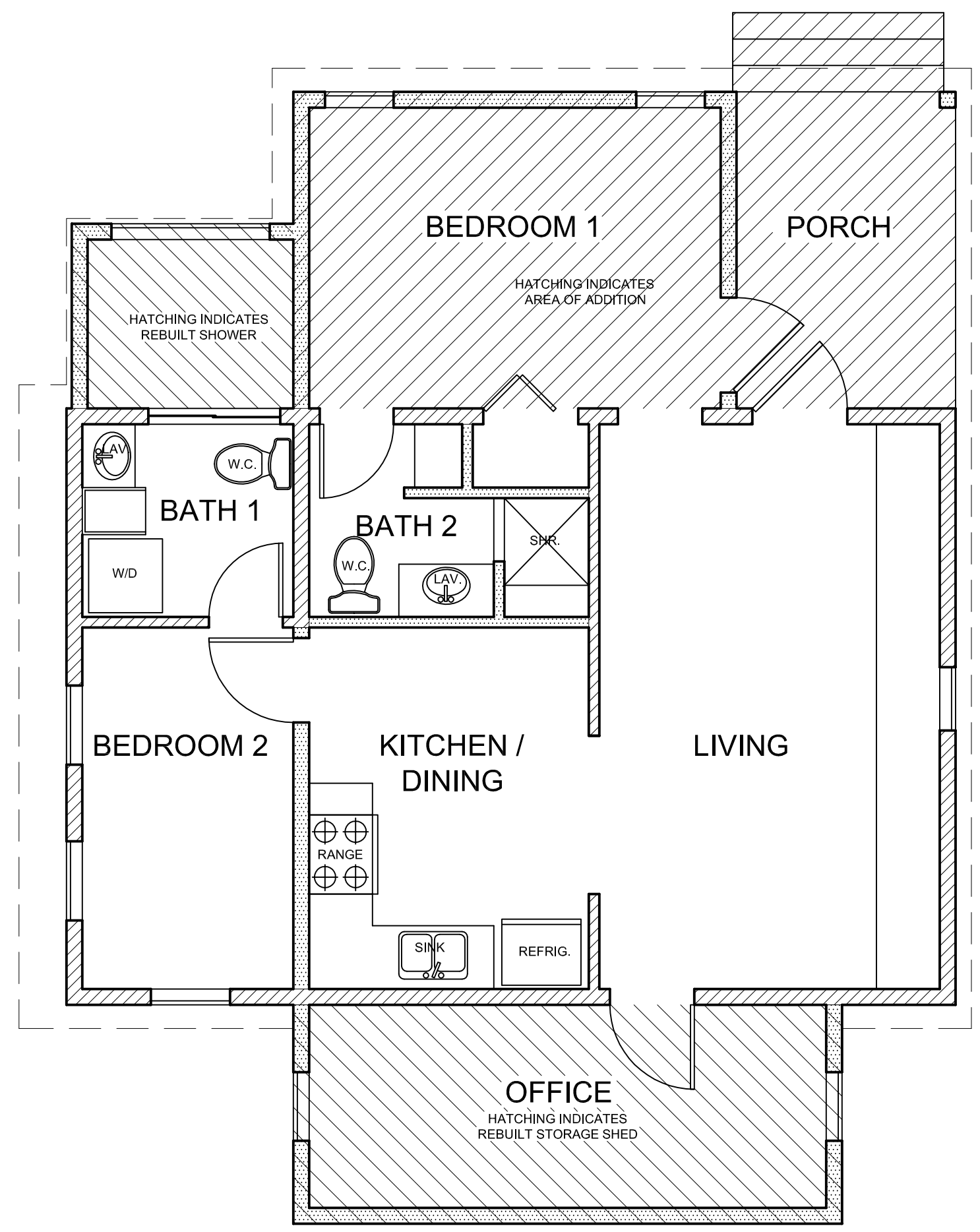
EAST



WEST

PROPOSED BUILDING ELEVATIONS

1/4" = 1'-0"



PROPOSED PLAN

1/4" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:
10 / 11 / 12

RENOVAIONS AND ADDITIONS TO:
226 JULIA STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

SHEET **3** OF 3 SHEETS

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 23, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND ADDITIONS TO A NON-HISTORIC HOUSE. CONSTRUCTION OF 6' TALL PRIVACY FENCE. REMOVAL OF EXISTING ATTACHED SHED.

#226 JULIA STREET/ #1027 HOWE STREET

Applicant- DAVID KNOLL Application Number H12-01-1680

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Map portion under construction.

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

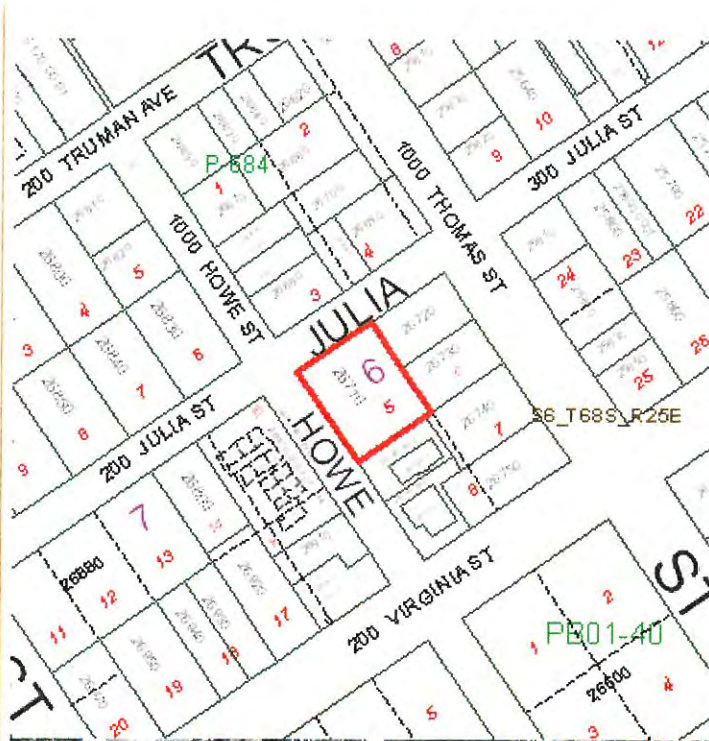
Alternate Key: 1027502 Parcel ID: 00026710-000000

Ownership Details

Mailing Address:
NADEAU STEPHANIE L
PO BOX 584
KENNEBUNKPORT, ME 04046-0584

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 11KW
Affordable Housing: No
Section-Township -Range: 06-68-25
Property Location: 226 JULIA ST KEY WEST
228 JULIA ST KEY WEST
1027 HOWE ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB1-25-40 LOT 5 SQR 6 TR 10 UU274 G12-256 OR438-278/79 OR509-817 OR723-832/33 OR724-14/15
OR780 OR780-911/12 OR807-1259 OR908-1386 OR1199-2290/91 OR1565-479/481 OR1711-1951/53
OR2049-1281/82 OR2585-49/50



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	65	80	5,133.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 1374
 Year Built: 1959

Building 1 Details

Building Type R2
 Effective Age 16
 Year Built 1959
 Functional Obs 0

Condition A
 Perimeter 214
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 18
 Grnd Floor Area 1,374

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

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

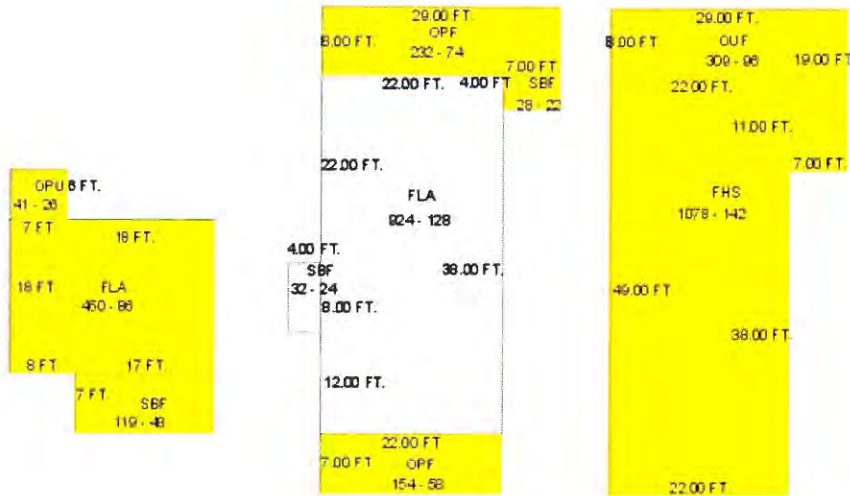
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>OPF</u>		1	1990		0.00	0.00	154
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	924
3	<u>SBF</u>	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	32

4	OPF		1	1990		0.00	0.00	232
6	OUF		1	1990		0.00	0.00	309
7	SBF	1:WD FRAME	1	1990	N N	0.00	0.00	28
8	FHS	12:ABOVE AVERAGE WOOD	1	1959				1,078
9	FLA	1:WD FRAME	1	1990				450
10	SBF	1:WD FRAME	1	1990				119
11	OPU		1	1990				41

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	60 SF	10	6	2006	2007	3	50
1	PT3:PATIO	344 SF	0	0	1983	1984	2	50
2	TK2:TIKI	30 SF	0	0	1989	1990	4	40
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
4	FN2:FENCES	660 SF	0	0	1989	1990	2	30
5	FN2:FENCES	486 SF	0	0	1991	1992	2	30
6	PT2:BRICK PATIO	600 SF	0	0	1993	1994	2	50
7	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20

Appraiser Notes

2006-11-22 BLDG#1 HAS BEEN CONVERTED INTO HOME OFFICE-NO USABLE KITCHEN. 2ND STORY OF MAIN HSE IS FHS, NOT FLA. USED HALF OF FHS FOR HX% SET AT 72%.DKRAUSE

2007-05-31 NEW CONSTRUCTION NON WILMA RELATED.DKRAUSE

2009-08-11 WWW.CONNIEGILBERTINVESTMENTS.COM \$1,150,000 TWO STORY DUPLEX WITH GUEST COTTAGE TOTALING ALMOST 3000SF, OVERSIZED LOT 5133SF EACH 3 RESIDENCES HAS SEPARATE UTILITIES AND OWN ADDRESS.226 JULIA 1/1. 1027 HOWE ST UPSTAIRS RESIDENCE 2/1. 228 JULIA GUEST COTTAGE 1/1 500 SF. APPRAISED AS A COMMERCIAL PROPERTY FOR \$1.6MIL APPRAISAL VALID THROUGH 2009. \$4850 MONTHLY INCOME POTENTIAL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 B941608	05/01/1994	11/01/1994	2,000	Residential	REPLACE PORCH FLG & STAIR
2 99-2013	06/14/1999	08/11/1999	4,500	Residential	V-CRIMP ROOF
3 99-2898	08/26/1999	11/20/2000	7,500	Residential	EXTERIOR REPAIRS
4 02-3303	12/11/2002	03/09/2005	500	Residential	TEST SEWER LINE
5 04-3482	12/13/2004	08/15/2006	1,931	Residential	INSTALL 'x10" STOAGE SHD ANCHORS SET IN CONCRETE
6 07-0775	02/26/2007	07/12/2007	2,000	Residential	REPLACE CLAPBOARD ON SOUTH SIDE OF HOUSE 25 FEET.

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
2012	211,579	7,307	201,054	419,940	419,940	0	419,940
2011	214,159	7,488	200,748	422,395	422,395	0	422,395
2010	216,739	7,664	166,088	390,491	390,490	25,000	365,491
2009	243,846	7,896	310,323	562,065	562,065	25,000	537,065
2008	224,255	8,140	467,103	699,498	699,498	25,000	674,498
2007	294,883	8,202	513,300	816,385	816,385	25,000	791,385
2006	604,460	7,539	436,305	1,048,304	952,198	25,000	927,198
2005	590,106	7,832	359,310	957,248	957,248	25,000	932,248
2004	363,458	8,105	256,650	628,213	628,213	0	628,213
2003	266,536	8,405	123,192	398,133	398,133	0	398,133
2002	287,533	8,695	89,828	386,056	386,056	0	386,056
2001	265,954	8,997	89,828	364,779	364,779	0	364,779
2000	265,954	7,990	61,596	335,540	335,540	0	335,540
1999	192,559	6,399	61,596	260,555	260,555	0	260,555
1998	164,820	5,231	61,596	231,647	231,647	0	231,647
1997	148,338	4,882	51,330	204,550	204,550	0	204,550
1996	130,165	4,601	51,330	186,096	186,096	0	186,096
1995	130,165	4,749	51,330	186,244	186,244	0	186,244
1994	116,408	2,869	51,330	170,606	170,606	0	170,606
1993	116,408	2,979	51,330	170,716	170,716	0	170,716
1992	116,408	3,200	51,330	170,937	170,937	0	170,937
1991	116,408	3,342	51,330	171,079	171,079	0	171,079
1990	54,395	411	41,064	95,870	95,870	0	95,870
1989	49,450	379	39,781	89,610	89,610	25,000	64,610
1988	41,110	383	29,515	71,008	71,008	25,000	46,008
1987	34,808	387	18,350	53,545	53,545	25,000	28,545
1986	34,954	391	16,939	52,284	52,284	25,000	27,284
1985	34,108	395	16,068	50,571	50,571	25,000	25,571
1984	32,298	399	16,068	48,765	48,765	0	48,765
1983	32,298	404	16,068	48,770	48,770	0	48,770
1982	32,812	408	12,561	45,781	45,781	0	45,781

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
8/16/2012	2585 / 49	490,000	WD	02
10/4/2004	2049 / 1281	1,100,000	WD	Q
7/5/2001	1711 / 1951	395,000	WD	Q
3/5/1999	1565 / 0479	300,000	WD	Q
2/1/1992	1199 / 2290	189,500	WD	Q
4/1/1984	908 / 1386	30,000	WD	U
3/1/1980	807 / 1259	18,500	WD	Q
1/1/1979	780 / 911	9,000	00	Q

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Monroe County Property Appraiser
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