

DATE: September 18, 2024

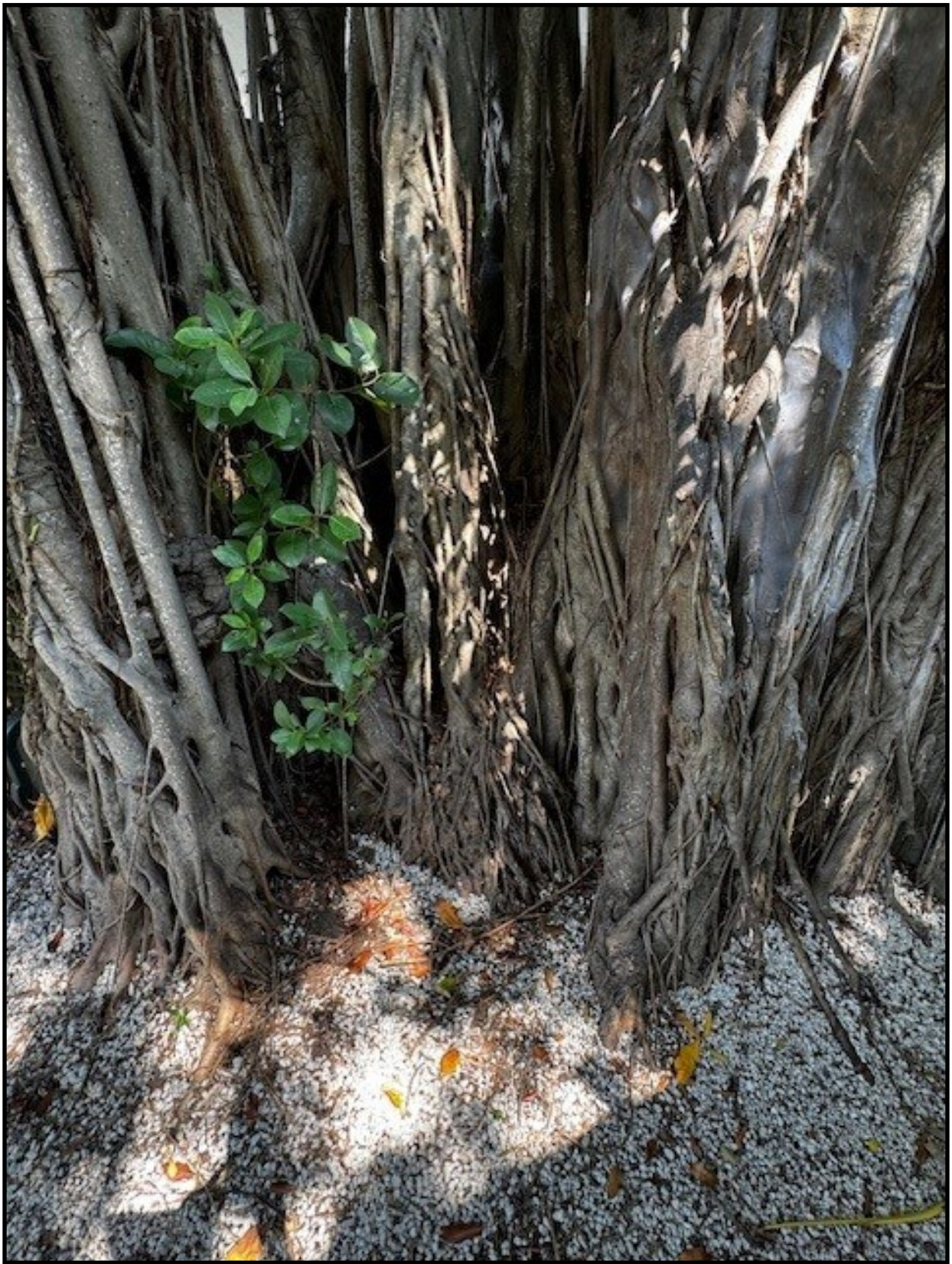
RE: 1004-1006 Seminary (permit application # T2024-0297)

FROM: Amy Dismukes

An application was received requesting the removal of **(1) strangler fig**. A site inspection was done and documented the following

TREE SPECIES: *Ficus aurea*







The tree has dropped roots and grown down the fence line and over onto neighboring property.



Canopy branches are in poor condition.



Asian subterranean termite "mud tube" visible in one area. The entire tree could not be inspected because it is on the fence.



There is a large tumor-like gall at the base of one trunk zone.



**RECOMMENDATIONS by
Urban Forestry Manager:**

Removal is recommended due to the health of the tree. I do not feel this tree was planted, but is a volunteer and has now moved over to a second property. There are termite tracks visible and it has been poorly maintained.

Diameter: 26 feet and 5 inches = 101"

Location: 75% (the tree is not really visible to the public and growing over a fence line (dual property tree))

Species: 100% (on protected tree list)

Condition: 65% (the tree is in poor condition)

Total Average Value = 80%

Value x Diameter = 101" x 80%

80.8 replacement caliper inches

Application



Rem
✓ Trim

T2024-0297
T2024-0298

RECEIVED
SEP 03 2024
BY: AAA

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/28/24

Tree Address 1004 Seminary

Cross/Corner Street Grinnell St

List Tree Name(s) and Quantity One Ficus? One Sappodilla (Trim)

Reason(s) for Application:

- Remove Tree Health () Safety Other/Explain below
- Transplant New Location Same Property Other/Explain below
- Heavy Maintenance Trim Branch Removal Crown Cleaning/Thinning Crown Reduction

Sappodilla

Additional Information and Explanation

House getting moved and raised

Tree in way and very bad health

Property Owner Name Leslie Leohn

Property Owner email Address lleohn@prideone.cc

Property Owner Mailing Address P.O. Box 4040 Key West, FL

Property Owner Phone Number 330 416 0510

Property Owner Signature Leslie Leohn

*Representative Name John Hartman

Representative email Address Jhartman90@gmail.com

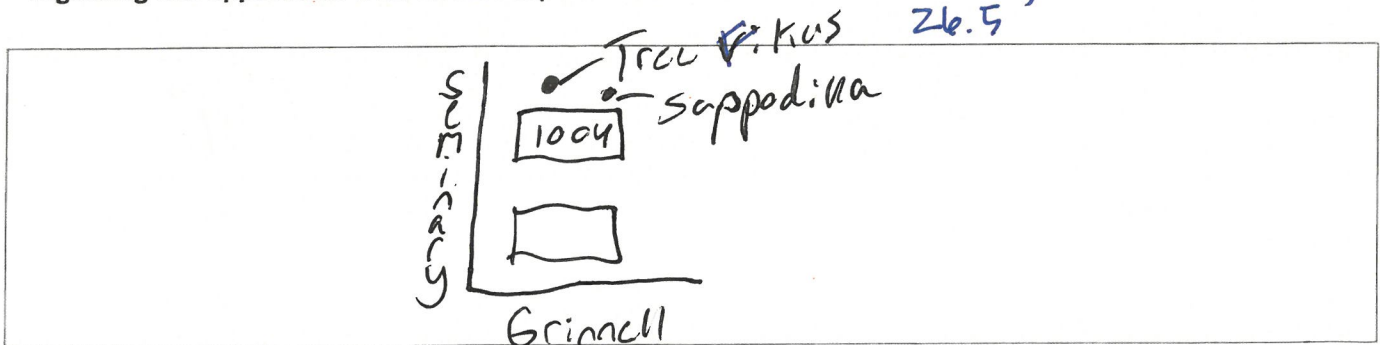
Representative Mailing Address 23027 Bluegill Ln Cudjoe Key 33092

Representative Phone Number 305-587-4834

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored west tape or ribbon.



\$ 20
50
25
\$ 95



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 8/28/24
 Tree Address 1004 Seminary
 Property Owner Name Leslie Leahr
 Property Owner Mailing Address P.O. Box 4040
 Property Owner Mailing City,
 State, Zip Key West, FL 33041
 Property Owner Phone Number 330 416 0516
 Property Owner email Address lleahr@prideone.cc
 Property Owner Signature Leslie Leahr

Representative Name John Haltman
 Representative Mailing Address 23027 Blucy in
 Representative Mailing City, Cudjoc Key
 State, Zip FL 33042
 Representative Phone Number 305-587-9834
 Representative email Address jhaltman90@gmail

Leslie Leahr hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature Leslie Leahr

The forgoing instrument was acknowledged before me on this 8th day of August.
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: Vivian Marie Portela
Print name: Vivian M. Portela

My Commission expires: 11/21/2026 Notary Public-State of Florida (Seal)



VIVIAN M. PORTELA
Notary Public
State of Florida
Comm# HH334314
Expires 11/21/2026

Monroe County, FL

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 00039290-000000
Account# 1040037
Property ID 1040037
Millage Group 10KW
Location 1004 SEMINARY St, KEY WEST
Address
Legal Description KW WEBB REALTY CO SUB PB1-42 LOT 2 SQR 7 TR 18 OR84-438 OR834-1368 OR843-852 OR926-245 OR3108-1822 OR3183-1987 OR3191-2197
(Note: Not to be used on legal documents.)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision The Webb Realty Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

WRM-KEY WEST LLC
 2211 Medina Rd
 Ste 100
 Medina OH 44256

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$139,814 | \$130,748 | \$135,557 | \$86,869 |
| + Market Misc Value | \$27,387 | \$28,125 | \$26,624 | \$27,273 |
| + Market Land Value | \$960,446 | \$1,002,204 | \$755,829 | \$496,926 |
| = Just Market Value | \$1,127,647 | \$1,161,077 | \$918,010 | \$611,068 |
| = Total Assessed Value | \$1,127,647 | \$1,161,077 | \$672,175 | \$611,068 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$1,127,647 | \$1,161,077 | \$918,010 | \$611,068 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2023 | \$1,002,204 | \$130,748 | \$28,125 | \$1,161,077 | \$1,161,077 | \$0 | \$1,161,077 | \$0 |
| 2022 | \$755,829 | \$135,557 | \$26,624 | \$918,010 | \$672,175 | \$0 | \$918,010 | \$0 |
| 2021 | \$496,926 | \$86,869 | \$27,273 | \$611,068 | \$611,068 | \$0 | \$611,068 | \$0 |
| 2020 | \$459,344 | \$88,075 | \$27,921 | \$575,340 | \$575,340 | \$0 | \$575,340 | \$0 |
| 2019 | \$496,926 | \$89,282 | \$28,570 | \$614,778 | \$584,577 | \$0 | \$614,778 | \$0 |
| 2018 | \$478,135 | \$91,695 | \$29,219 | \$599,049 | \$531,434 | \$0 | \$599,049 | \$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) | 3,977.00 | Square Foot | 43 | 93 |



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
WRM-KEY WEST, LLC

Filing Information

Document Number M22000016809
FEI/EIN Number 92-0955089
Date Filed 11/02/2022
State OH
Status ACTIVE

Principal Address

1004 SEMINARY STREET
KEY WEST, FL 33040

Mailing Address

2211 MEDINA ROAD STE 100
MEDINA, OH 44256

Registered Agent Name & Address

OROPEZA, GREGORY S
221 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

Leohr, Doug

2211 MEDINA ROAD STE 100
MEDINA, OH 44256

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023 | 03/13/2023 |
| 2024 | 02/06/2024 |

Document Images

[02/06/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/13/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)

**AMENDED AND RESTATED
MEMBER'S WRITTEN DECLARATION
OF
WRM-KEY WEST, LLC
*an Ohio limited liability company***

This Amended and Restated Written Declaration (this “**Declaration**”) of **WRM-KEY WEST, LLC**, an Ohio limited liability company (the “**Company**”) formed under the laws of the State of Ohio, is made by the sole member thereof, **WHITE ROCK MOUNTAIN, LLC**, an Ohio limited liability company, and shall be effective as of the Effective Date (defined below).

R E C I T A L S

A. The Company was formed on August 17, 2022; and

B. All of the membership interests in the Company now belong to the Member. Now, the Member, as the sole owner of all of the membership interests in the Company, desires that as of the Effective Date, this Declaration shall replace and supersede all provisions of any and all prior operating agreement(s) of the Company.

In consideration of the above recitals, other valuable consideration and subject to the terms and conditions of this Declaration, the Member hereby declares the following:

**ARTICLE I.
FORMATION**

1. *Organization.* The Member organized the Company as an Ohio limited liability company pursuant to the provisions of the Act.
2. *Declaration, Effect of Inconsistencies with Act.* This Declaration is intended to be the operating document of the Company. In instances where this Declaration is inconsistent with the provisions contained in the Act, the Act shall prevail.
3. *Name.* The name of the Company is **WRM-KEY WEST, LLC**, and all business of the Company shall be conducted under that name or under any other name, but in any case, only to the extent permitted by applicable law.
4. *Effective Date.* This Declaration shall become effective as November 4, 2022.
5. *Term.* The Company shall exist perpetually, unless the term shall be shortened by amendment to this Declaration and the Articles, or unless the Company shall be sooner dissolved and its affairs wound up in accordance with the Act or this Declaration.
6. *Registered Agent and Office.* The registered agent for the service of process and the registered office shall be that Person and location reflected in the Articles as filed in the

office of the Secretary of State. The Member may, from time to time, change the registered agent or office through appropriate filings with the Secretary of State. In the event the registered agent ceases to act as such for any reason or the registered office shall change, the Member shall promptly designate a replacement registered agent or file a notice of change of address as the case may be.

7. *Principal Office.* The Principal Office of the Company shall be located at 2211 Medina Road, Suite 100, Medina, Ohio 44256 such other address as shall be designated by the Member.

ARTICLE II. DEFINITIONS

For purposes of this Declaration, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

1. *Act.* The Ohio Revised Limited Liability Company Act, Ohio Revised Code Chapter 1706 as amended from time to time.
2. *Additional Member.* A Member other than the Initial Member who has acquired a Membership Interest in the Company.
3. *Admission (Admit).* The act of becoming a Member and obtaining the rights appurtenant to a Membership Interest.
4. *Declaration.* This Declaration including all amendments adopted in accordance with this Declaration and the Act.
5. *Articles.* The Articles of Organization of the Company as properly adopted and amended from time to time by the Member and filed with the Secretary of State.
6. *Capital Contribution.* Any Contribution or contribution of services made by or on behalf of a new or existing Member or Assignee as consideration for a Membership Interest.
7. *Code.* The Internal Revenue Code of 1986 as amended from time to time, or any corresponding provision of any succeeding law.
8. *Commitment.* The obligation of a Member or Assignee to make a Capital Contribution in the future.
9. *Company.* **WRM-KEY WEST, LLC**, a limited liability company formed under the laws of the State of Ohio, and any successor limited liability company.
10. *Company Property.* Any Property owned by the Company.

11. *Contribution.* Any contribution of Property made by or on behalf of a new or existing Member or assignee as consideration for a Membership Interest.
12. *Distribution.* A transfer of Property to a member on account of a Membership Interest as described in Article VIII.
13. *Disposition (Dispose).* Any sale, assignment, transfer, exchange, mortgage, pledge, grant, hypothecation, or other transfer, absolute or as security or encumbrance (including dispositions by operation of law).
14. *Initial Contribution.* The Contribution agreed to be made by the Member as described in Article VII.
15. *Member.* The Person executing this Declaration, any transferee of a Member, or any Additional Member. If at any time there is more than one Member, the term "Member" shall mean all Members, and any action that may be taken under this Declaration by the Member may be taken by any Member, provided that any dispute with respect to any action shall be decided by a majority of the Members.
16. *Membership.* All of the rights of Member, including the right to share in profits, losses, and distributions and the right to participate in the management of the Company.
17. *Person.* An individual, trust, estate, or any incorporated or unincorporated organization permitted to be a member of a limited liability company under the laws of the State.
18. *Proceeding.* Any judicial or administrative trial, hearing, or other activity, civil, criminal, or investigative, the result of which may be that a court, arbitrator, or governmental agency may enter a judgment, order, decree, or other determination that, if not appealed and reversed, would be binding upon the Company, a Member, or other Person subject to the jurisdiction of such court, arbitrator, or governmental agency.
19. *Property.* Any property real or personal, tangible or intangible (including goodwill), including money and any legal or equitable interest in such property, but excluding services and promises to perform services in the future.
20. *Taxing Jurisdiction.* Any state, local or foreign government that collects tax, interest or penalties, however designated, on any Member's share of the income or gain attributable to the Company.

ARTICLE III. NATURE OF BUSINESS

Purpose. The purpose of the Company is to engage in any lawful act, activity, or business not contrary to and for which a limited liability company may be formed under the laws of the State of Ohio. The Company shall have the authority to do all things necessary or

convenient to accomplish its purpose and operate its business as described in this Article III.

ARTICLE IV.
ACCOUNTING AND RECORDS

Records to Be Maintained. The Member shall maintain at the Company's Principal Office all such accounting and business records that are usually and customarily maintained by a business of this type.

ARTICLE V.
RIGHTS AND DUTIES OF THE MEMBER

1. *Management Rights.* All management of the Company shall be vested in the Member. The affirmative consent (regardless of whether written, oral, or by course of conduct) of the Member shall constitute the consent of all of the members for purposes of any provision of this Declaration or the Act. The Member may appoint such Company officers (who need not be members), including President, Manager, one or more Vice Presidents, Secretary and Treasurer, and who shall have such powers and duties as the Member shall determine at its discretion. Any officer of the Company may be removed without liability to the Company, but subject to claims under any applicable employment agreement, and with or without cause by the Member. The following person is hereby appointed to the following officers of the Company:

LESLIE LEOHR - Manager

The Manager is authorized and directed to take all actions and sign all contracts, instruments, agreements and any other documents in connection with the management of the Company and all matters relating thereto.

2. *Liability of Member.* The Member shall not be personally liable for the liabilities of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Declaration or the Act shall not be grounds for imposing personal liability on the Member for liabilities of the Company.
3. *Indemnification.* The Company shall indemnify the Member and agents for all costs, losses, liabilities, and damages paid or accrued by the Member (either as Member or as agent) or agent in connection with the business of the Company, to the fullest extent provided or allowed by the laws of the State of Ohio. In addition, the Company may advance costs of defense of any proceeding to the Member or any other agent.
4. *Conflicts of Interest.*

4.1 The Member shall be entitled to enter into transactions that may be considered to be competitive with, or a business opportunity that may be beneficial to, the Company, it being expressly understood that the Member may enter into transactions that are similar to the transactions into which the Company may enter.

4.2 A Member does not violate a duty or obligation to the Company merely because the Member's conduct furthers the Member's own interest. A Member may lend money to and transact other business with the Company. The rights and obligations of a Member who lends money to or transacts business with the Company are the same as those of a Person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because a Member has a direct or indirect interest in the transaction if either transaction is fair to the Company.

ARTICLE VI. MEMBER

1. *Management.* All decisions concerning the business affairs of the Company shall be made by the Member.
2. *Authority of Member to Bind the Company.* Only the Member and agents of the Company authorized in writing by the Member shall have the authority to bind the Company. The Member has the power, on behalf of the Company, to do all things necessary or convenient to carry out the business and affairs of the Company. No Person dealing with the Company shall have any obligation to inquire into the power or authority of the Member acting on behalf of the Company.
3. *Compensation of Member.* The Member shall be reimbursed all reasonable expenses incurred in managing the Company and shall be entitled to reasonable compensation, in an amount to be determined from time to time by the Member.
4. *Member's Standard of Care.* The Member's duty of care in the discharge of the Member's duties to the Company is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of law. In discharging its duties, the Member shall be fully protected in relying in good faith upon the records required to be maintained by the Company and upon such information, opinions, reports, or statements by any of its agents, or by any other Person, as to matters the Member reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports, or statements as to the value and amount of the assets, liabilities, profits or losses of the Company, or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

ARTICLE VII.
CONTRIBUTIONS

1. *Initial Contributions.* The Member shall make the Contribution described for that Member on Exhibit A. No interest shall accrue on any Contribution and the Member shall not have the right to withdraw or be repaid any Contribution except as provided in this Declaration.
2. *Additional Contributions.* In addition to the Initial Contribution, the Member may make additional contributions. Except to the extent of the Member's unpaid Commitment, the Member shall not be obligated to make any additional contributions.

ARTICLE VIII.
DISTRIBUTIONS

1. *Distributions.* Except as provided in paragraph 2 of this Article VIII, the Company may make distributions to the Member as determined by the Member from time to time in accordance with this Declaration.
2. *Limitations on Distributions.* No distribution shall be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company.

ARTICLE IX.
TAXES

1. *Elections.* The Member may make any tax elections for the Company allowed under the Code or the tax laws of any state or other jurisdiction having taxing jurisdiction over the Company.
2. *Taxes of Taxing Jurisdictions.* To the extent that the laws of any Taxing Jurisdiction require, the Member will submit an agreement indicating that the Member will make timely income tax payments to the Taxing Jurisdiction and that the Member accepts personal jurisdiction of the Taxing Jurisdiction with regard to the collection of income taxes attributable to the Member's income, and interest, and penalties assessed on such income. If the Member fails to provide such agreement, the Company may withhold and pay over to such Taxing Jurisdiction the amount of tax, penalty, and interest determined under the laws of the Taxing Jurisdiction with respect to such income. Any such payments with respect to the income of a Member shall be treated as a distribution for purposes of Article VIII.
3. *Method of Accounting.* The records of the Company shall be maintained on the same method of accounting as that of the Member.

ARTICLE X.
DISPOSITION OF MEMBERSHIP INTEREST AND ADMISSION OF
ASSIGNEES AND ADDITIONAL MEMBERS

1. *Disposition.* The Member's Membership Interest is transferable either voluntarily or by operation of law. The Member may Dispose of all or a portion of the Member's Membership Interest. Upon the transfer of the Member's Membership Interest, the transferee shall be Admitted as a Member at the time the transfer is completed.
2. *Admission of Additional Members.* The Member may admit Additional Members and determine the Capital Contributions of such Member.
3. *Effect of Admission.* Upon the admission of an Additional Member, the Members shall adopt a written operating agreement as provided by the Act.

ARTICLE XI.
DISSOLUTION AND WINDING UP

1. *Dissolution.* The Company shall be dissolved and its affairs wound up upon the first to occur of the following events:
 - 1.1. the expiration of the Term, if amended;
 - 1.2. upon the written election of the Member.
2. *Effect of Dissolution.* Upon dissolution, the Company shall cease carrying on as distinguished from the winding up of the Company business, but the Company is not terminated, but continues until the winding up of the affairs of the Company is completed and the Certificate of Dissolution has been delivered to the Secretary of State.
3. *Distribution of Assets on Dissolution.* Upon the winding up of the Company, the Company Property shall be distributed:
 - 3.1 to creditors, including the Member if it is a creditor, to the extent permitted by law, in satisfaction of Company Liabilities;
 - 3.2 to the Member.
 - 3.3 Such distributions shall be in cash or Property or partly in both, as determined by the Member.
4. *Winding Up and Certificate of Dissolution.* The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonably adequate provision therefore has been made, and all of the remaining property and assets of the limited liability company have been distributed to the Member. Upon the completion of winding up of the Company, a Certificate of Dissolution

shall be delivered to the Secretary of State for filing. The Certificate of Dissolution shall set forth the information required by the Act.

ARTICLE XII.
AMENDMENT

1. *Declaration May Be Modified.* This Declaration may be modified as provided in this Article XII (as the same may from time to time be amended). No Member shall have any vested rights in this Declaration which may not be modified through an amendment to this Declaration.
2. *Amendment or Modification of Declaration.* This Declaration may be amended or modified from time to time only by a written instrument adopted by the Members and executed by the Members.

ARTICLE XIII.
MISCELLANEOUS PROVISIONS

1. *Entire Declaration.* This Declaration represents the entire Declaration of the sole Member of the Company.
2. *Rights of Creditors and Third Parties Under Declaration.* This Declaration is made by the Member for the exclusive benefit of the Company, its Member, and their successors and assignees. This Declaration is expressly not intended for the benefit of any creditor of the Company or any other Person. Except and only to the extent provided by applicable statute, no such creditor or third party shall have any rights under this Declaration or any agreement between the Company and the Member with respect to any Capital Contribution or otherwise.

IN WITNESS WHEREOF, the Member has executed this Declaration as of the Effective Date.

WHITE ROCK MOUNTAIN, LLC
By: LESLIE S. R. LEOHR 2002 TRUST



Leslie S. R. Leohr, Trustee

9
EXHIBIT A

| <u>Member</u> | <u>Initial Contribution</u> | <u>Percentage of Ownership</u> |
|--------------------------|---------------------------------|------------------------------------|
| WHITE ROCK MOUNTAIN, LLC | \$ _____ | 100% |

RECEIVED

Please Clearly Print All Information
SEP 30 2024

BY:
Incomplete applications cannot be processed.



Tree Permit Application

Date 9/26/24

Tree Address 1006 Seminary
 Cross/Corner Street _____
 List Tree Name(s) and Quantity one vikus
 Reason(s) for Application:
 Remove Tree Health Safety Other/Explain below
 Transplant New Location Same Property Other/Explain below
 Heavy Maintenance Trim Branch Removal Crown Cleaning/Thinning Crown Reduction
 Additional Information and Explanation Very bad decay

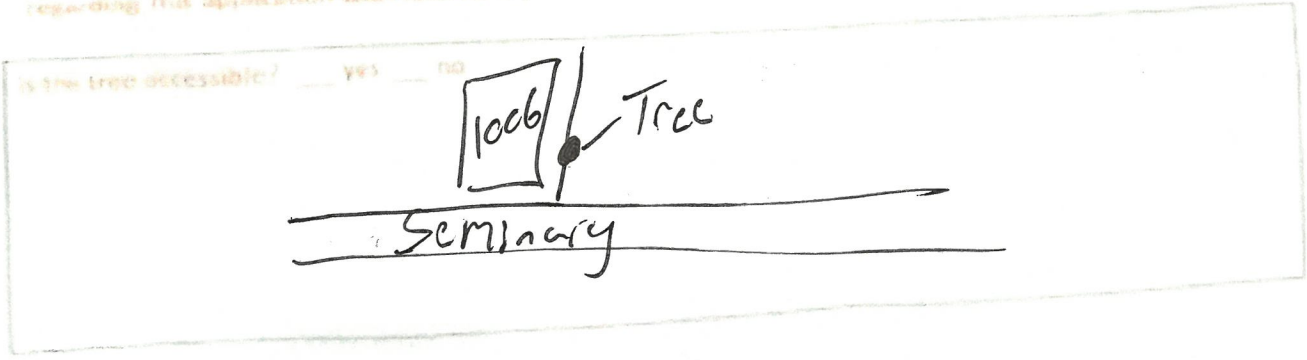
Property Owner Name Roger Keptford
 Property Owner email Address Kept003@gmail.com
 Property Owner Mailing Address 1330 Grinnell St Key West
 Property Owner Phone Number 740.389.9242
 Property Owner Signature [Signature]

*Representative Name John Holtman
 Representative email Address holtman90ca@gmail.com
 Representative Mailing Address 83027 Bluegill Ln Cudjoe Key, FL
 Representative Phone Number 305-587-4234

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

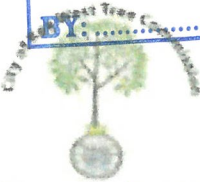
As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.



RECEIVED

SEP 30 2024



Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date 9/26/24
 Tree Address 1006 Seminole St
 Property Owner Name Roger Keptford
 Property Owner Mailing Address 1320 Grinnell St Key West
 Property Owner Mailing City Key West
 State, Zip FL 33040
 Property Owner Phone Number 740.389.9242
 Property Owner email Address Kep003@gmail.com
 Property Owner Signature [Signature]

Representative Name John Haltman
 Representative Mailing Address 23027 Bluegill Ln
 Representative Mailing City, State, Zip Chalico GA FL 33042
 Representative Phone Number 305-587-4834
 Representative email Address Jhaltman90@gmail.com

X Roger Keptford hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property

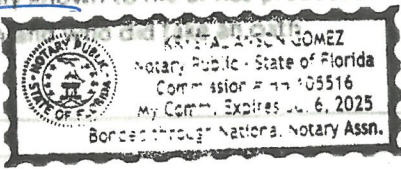
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 27 day Sept. 2024

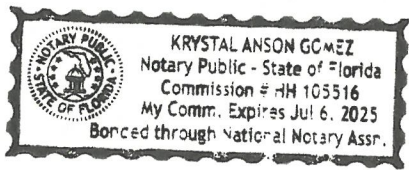
By (Print name of Affiant) ROGER KEPTFORD who is personally known to me or has produced

[Signature]
 Notary Public

Sign name
 Print name KRYSTAL GOMEZ



My Commission expires: 02/06/2025 Notary Public-State of _____ (Seal)



Monroe County, FL

** 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 00039280-000000
Account# 1040029
Property ID 1040029
Millage Group 10KW
Location 1006 SEMINARY St, KEY WEST
Address
Legal KW WEBB REALTY CO SUB PB1-42 LOT 1 SQR 7 TR 18 OR270-384/385 OR603-115
Description OR629-525 OR989-2496D/C OR1015-1038 OR1634-2081 OR1674-327 OR1900-2248 OR2741-2083/84 OR2824-1540/41
(Note: Not to be used on legal documents.)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision The Webb Realty Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1040029 1006 SEMINARY ST 08/10/22

Owner

[KEPFORD ROGER LEE](#)
 2160 Marseilles Galion Rd E
 Marion OH 43302

Valuation

| | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$1,227,474 | \$1,187,594 | \$602,319 | \$527,187 |
| + Market Misc Value | \$25,592 | \$26,405 | \$27,196 | \$28,009 |
| + Market Land Value | \$960,446 | \$1,002,204 | \$755,829 | \$496,926 |
| = Just Market Value | \$2,213,512 | \$2,216,203 | \$1,385,344 | \$1,052,122 |
| = Total Assessed Value | \$1,400,374 | \$1,273,067 | \$1,157,334 | \$1,052,122 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$2,213,512 | \$2,216,203 | \$1,385,344 | \$1,052,122 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2023 | \$1,002,204 | \$1,187,594 | \$26,405 | \$2,216,203 | \$1,273,067 | \$0 | \$2,216,203 | \$0 |
| 2022 | \$755,829 | \$602,319 | \$27,196 | \$1,385,344 | \$1,157,334 | \$0 | \$1,385,344 | \$0 |
| 2021 | \$496,926 | \$527,187 | \$28,009 | \$1,052,122 | \$1,052,122 | \$0 | \$1,052,122 | \$0 |
| 2020 | \$459,344 | \$532,795 | \$28,820 | \$1,020,959 | \$1,020,959 | \$0 | \$1,020,959 | \$0 |
| 2019 | \$496,926 | \$538,404 | \$29,631 | \$1,064,961 | \$1,064,961 | \$0 | \$1,064,961 | \$0 |
| 2018 | \$478,135 | \$544,012 | \$29,884 | \$1,052,031 | \$1,040,413 | \$0 | \$1,052,031 | \$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 |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 3,977.00 | Square Foot | 43 | 93 |

Buildings

| | | | |
|-----------------------|------------------|---------------------------|-----------------------------|
| Building ID | 3079 | Exterior Walls | C.B.S. |
| Style | 2 STORY ON GRADE | Year Built | 1963 |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2013 |
| Building Name | | Foundation | CONCRETE SLAB |
| Gross Sq Ft | 4676 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 2488 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | CONC ABOVE GRD |
| Condition | AVERAGE | Heating Type | FCD/AIR DUCTED with 0% NONE |
| Perimeter | 318 | Bedrooms | 4 |
| Functional Obs | 0 | Full Bathrooms | 3 |
| Economic Obs | 0 | Half Bathrooms | 1 |
| Depreciation % | 10 | Grade | 600 |
| Interior Walls | PLYWOOD PANEL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|--------------|
| EPB | ENCL PORCH BLK | 44 | 0 | 30 |
| OPX | EXC OPEN PORCH | 472 | 0 | 108 |
| FLA | FLOOR LIV AREA | 2,488 | 2,488 | 368 |
| OPU | OP PR UNFIN LL | 1,146 | 0 | 294 |
| OOU | OP PR UNFIN UL | 224 | 0 | 60 |
| OPF | OP PRCH FIN LL | 116 | 0 | 68 |
| PTO | PATIO | 126 | 0 | 62 |
| SBF | UTIL FIN BLK | 60 | 0 | 34 |
| TOTAL | | 4,676 | 2,488 | 1,024 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|---------------|------------|---------------------|---------|----------|--------|-------|
| WALL AIR COND | 1987 | 1988 | 0 x 0 | 1 | 1 UT | 2 |
| FENCES | 1987 | 1988 | 6 x 26 | 1 | 156 SF | 2 |
| FENCES | 1987 | 1988 | 6 x 44 | 1 | 264 SF | 5 |
| WALL AIR COND | 1993 | 1994 | 0 x 0 | 1 | 1 UT | 2 |
| HOT TUB | 2003 | 2004 | 6 x 6 | 1 | 1 UT | 2 |
| TIKI | 2003 | 2004 | 3 x 6 | 1 | 18 SF | 1 |
| RES POOL GNIT | 2003 | 2004 | 10 x 20 | 1 | 200 SF | 5 |
| CUSTOM PATIO | 2003 | 2004 | 10 x 20 | 1 | 200 SF | 4 |
| WATER FEATURE | 2003 | WATER FEATURE (WF2) | 0 x 0 | 0 | 1 UT | 3 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|---------------------|---------|
| 11/4/2016 | \$1,600,000 | Warranty Deed | 2098473 | 2824 | 1540 | 02 - Qualified | Improved | GASSEN KEY WEST LLC | |
| 5/20/2015 | \$100 | Warranty Deed | | 2741 | 2083 | 11 - Unqualified | Improved | | |
| 6/16/2003 | \$920,000 | Warranty Deed | | 1900 | 2248 | Q - Qualified | Improved | | |
| 1/29/2001 | \$615,000 | Warranty Deed | | 1674 | 0327 | Q - Qualified | Improved | | |
| 5/19/2000 | \$575,000 | Warranty Deed | | 1634 | 2081 | Q - Qualified | Improved | | |
| 5/1/1987 | \$68,000 | Warranty Deed | | 1015 | 1038 | Q - Qualified | Improved | | |
| 2/1/1975 | \$12,000 | Conversion Code | | 629 | 525 | Q - Qualified | Improved | | |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|----------------------------------------------------------------------|
| 17-1400 | 4/17/2017 | 1/18/2018 | \$9,200 | Residential | Install 500 sf of mil tpo single ply roofing on rear low slope roof. |
| 05-1027 | 4/1/2005 | 12/5/2005 | \$1,250 | Residential | REPAIR FENCE |
| 04-1629 | 5/18/2004 | 10/27/2004 | \$2,400 | | SEWER PIPE |
| 03-2829 | 8/19/2003 | 9/23/2003 | \$1,670 | | PAVERS |
| 03-2809 | 8/12/2003 | 9/23/2003 | \$9,875 | | REPLACE DECKING |
| 03-2410 | 7/21/2003 | 9/23/2004 | \$950 | | ELECTRIC |
| 03-9280 | 7/17/2003 | 9/23/2003 | \$25,000 | | POOL |
| 03-2285 | 7/2/2003 | 9/23/2003 | \$7,995 | | PANT HOUSE |
| 0101611 | 5/3/2001 | 10/25/2001 | \$18,000 | | INTERIOR REMODELING |
| 0001938 | 7/21/2000 | 12/1/2000 | \$4,000 | | PAINT EXTERIOR |
| 0001869 | 7/6/2000 | 12/1/2000 | \$3,800 | | A/C |
| 0001494 | 6/5/2000 | 12/1/2000 | \$18,000 | | ADD A BATHROOM |
| B953480 | 10/1/1995 | 12/1/1995 | \$7,000 | | 2ND FLOOR DECK OVER SUNRM |
| B940675 | 2/1/1994 | 2/1/1995 | \$10,000 | | 2ND FLOOR ADD,2BR & 1BATH |
| B940325 | 1/1/1994 | 2/1/1995 | \$1,200 | | FOUNDATION & SUPPORT COLU |

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Sketches (click to enlarge)



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