

# Historic Architectural Review Commission

## Staff Report Item 6-b

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**Meeting Date:** April 23, 2013

**Applicant:** Peter Pike, Architect

**Application Number:** H13-01-516

**Address:** #721 Galveston Lane

**Description of Work:** Demolition of non-contributing structure.

**Building Facts:** Building is not listed in the surveys. According to the Property Appraiser's records the one story cbs house was built in 1964. The 1962 Sanborn map depicts a structure similar in footprint but it is clear that it is an add-on on the map. By looking at the ca. 1965 photo and by Property Appraiser's records it is staff's opinion that the building is not yet 50 years old, therefore it is not historic.

**Guidelines and Ordinance Cited in Review:** Sec. 102-217- Required public meetings and staff approval (Demolitions in the historic district), specific (2) demolitions for non-contributing non historic structures

### Staff Analysis

The Certificate of Appropriateness proposes the demolition of a one story cbs structure that is non-historic and non-contributing. It is staff's opinion that the existing structure will not be considered as a contributing resource to the historic district on a near future.

### Consistency with the Ordinances and Guidelines

It is staff's opinion that the proposed demolition is consistent with the LDR's, specifically with Sec.102-217 (2). If approved, this project will only require one reading for demolition.

# **Application**

Alternate Key 1019015 Parcel ID 00018940 000000



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS # 13-100516  
APPLICATION # -

OWNER'S NAME: PAUL MISCH DATE: 4/11/13

OWNER'S ADDRESS: 101 GULFVIEW DR PHONE #: 305-2161692

APPLICANT'S NAME: PETER PIKE ARCHITECTS PHONE #: 305-7974280

APPLICANT'S ADDRESS: 471 US HIGHWAY 1, SUITE 101 KW, FL 33040

ADDRESS OF CONSTRUCTION: 127 GALVESTON LANE # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF EXISTING CBS STRUCTURE  
CONSTRUCTION OF NEW 2 STY - WOOD FRAME SINGLE  
FAMILY RESIDENCE APPROX. 1980 SQ FT

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: 4/11/13

Applicant's Signature:

Required Submittals

<input 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 type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input 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: \_\_\_\_\_

User: Staff Approval: Drawer: 1  
 Date: 4/12/13 50 Receipt no: 58839  
 2013 100516  
 PT \* OUTGOING PE I \$50.00  
 Trans Fee Due: \$ 2904815  
 CK CHECK 1012 \$50.00

Trans date: 4/12/13 Time: 10:43:14

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Deferred \_\_\_\_\_

Reason for Deferral or Denial:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:  
*Building is not listed in the surveys. Built 1964*  
*Ordinance for demolitions*  
*Guidelines for new construction (pages 38-38d)*

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Historic Architectural  
Review Commission



Enid Torregrosa <etorregr@keywestcity.com>

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**Fwd: Permission to Submit Plans to HARC**

3 messages

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Ralph <c21rjsanchez@aol.com>  
To: etorregr@keywestcity.com

Thu, Apr 11, 2013 at 5:08 PM

Ralph Sanchez

**Century 21 All Keys Inc.**  
1223 White Street, Unit 105  
Key West, FL 33040  
c21rjsanchez@aol.com  
Office: 305-294-4200  
Fax: 305-292-1495  
Cell: 305-304-0090

-----Original Message-----

From: Ralph <c21rjsanchez@aol.com>  
To: etorregr <etorregr@keywestcity.com>  
Sent: Thu, Apr 11, 2013 5:01 pm  
Subject: Fwd: Permission to Submit Plans to HARC

Here is authorization for 721 Galveston Lane

Thanks,  
Ralph Sanchez

**Century 21 All Keys Inc.**  
1223 White Street, Unit 105  
Key West, FL 33040  
c21rjsanchez@aol.com  
Office: 305-294-4200  
Fax: 305-292-1495  
Cell: 305-304-0090

-----Original Message-----

From: Ed Salazar <ed@edsalazar.com>  
To: Ralph Sanchez <C21rjsanchez@aol.com>  
Sent: Fri, Mar 29, 2013 4:22 pm  
Subject: Fwd: Permission to Submit Plans to HARC

----- Forwarded message -----

From: **Annette Hepburn** <aoceanblu@gmail.com>  
Date: Fri, Mar 29, 2013 at 4:14 PM  
Subject: Permission to Submit Plans to HARC  
To: Ed Salazar <ed@edsalazar.com>

I, Leonard Hepburn give permission for Paul Misch of PMLLC to submit plans to HARC in regards to my property located at 721 Galveston Lane, Key West, Florida.

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**Enid Torregrosa**< etorregr@keywestcity.com>  
To: Ralph <c21rjsanchez@aol.com>

Thu, Apr 11, 2013 at 5:08 PM

Got them!! Gracias!!

*Enid*

PM, Ralph <c21rjsanchez@aol.com> wrote:  
[Quoted text hidden]

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**Ralph**< c21rjsanchez@aol.com>  
To: etorregr@keywestcity.com

Thu, Apr 11, 2013 at 5:15 PM

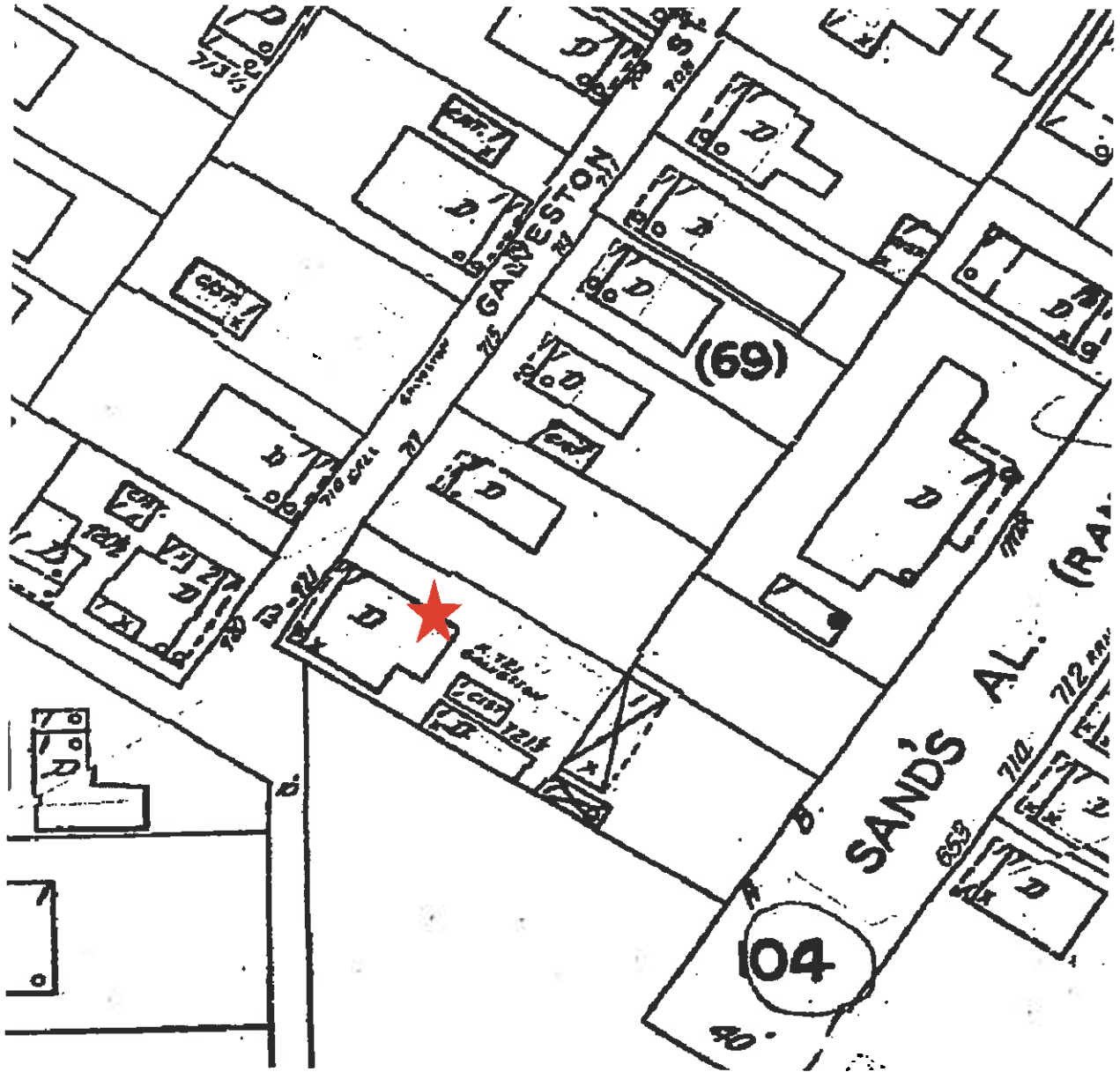
De Nada!

Ralph Sanchez

**Century 21 All Keys Inc.**  
1223 White Street, Unit 105  
Key West, FL 33040  
c21rjsanchez@aol.com  
Office: 305-294-4200  
Fax: 305-292-1495  
Cell: 305-304-0090

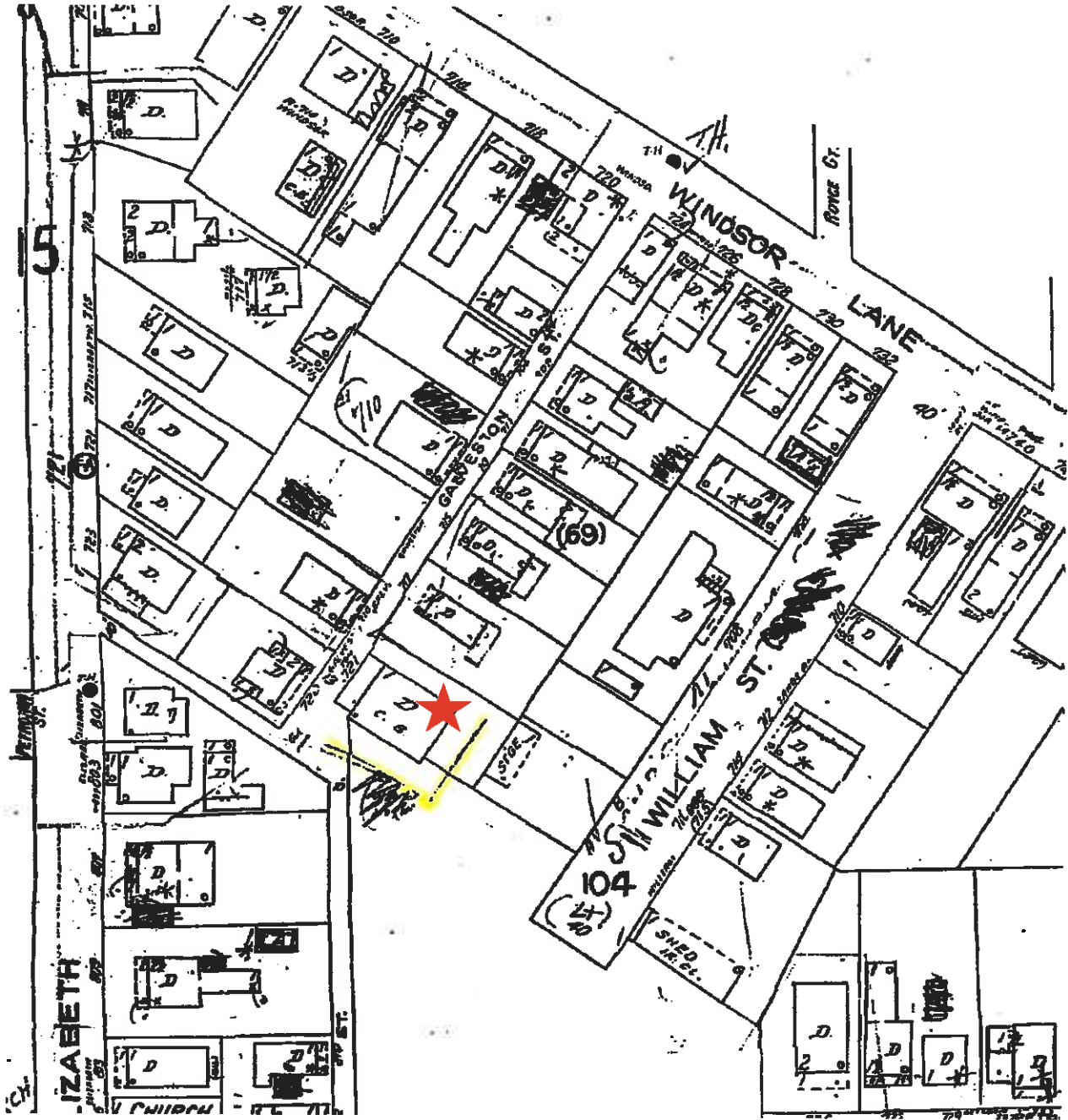
[Quoted text hidden]

# **Sanborn Maps**



#721 Galveston Lane Sanborn map 1948





#721 Galveston Lane Sanborn map 1962 copy

## **Project Photos**



Photo taken by the Property Appraiser's office c1965; 721 Galveston Lane, Monroe County Library



ED SALAZAR  
305-304-0762



Ed Salazar  
Real Estate  
207-2311

HOME FOR SALE















Google earth



\*721 GALVESTON LANE





Google earth

feet  
meters





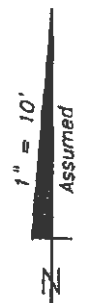
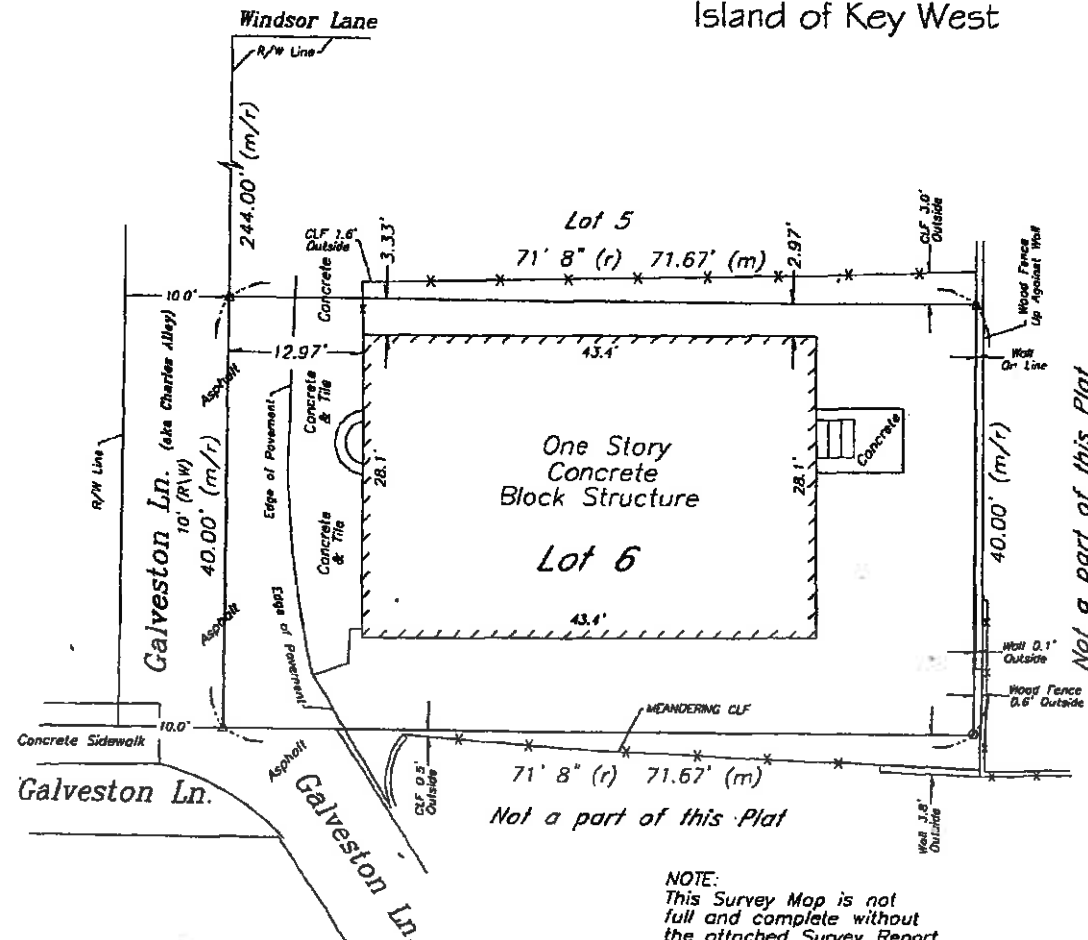
Google earth



# Survey

# Boundary Survey Map of Lot 6, of a Subdivision of Tract 5 Island of Key West

HONROE COUNTY  
OFFICIAL RECORDS



### LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found 1/2" Iron Rod (2863)
- Found Nail & Disc (PTS)
- △ Spt Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
REG. #12558

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

**NOTE:**  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Doc# 1677604  
BK# 2340 P# 16

# **Proposed design**

**SITE DATA**

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR		HHDR	
SITE AREA	2872 SQ FT	4000 SQ FT	2872 SQ FT	EXIST. TO REMAIN
BUILDING COV.		50% (2250)	47.00% (1350)	IN COMPLIANCE
IMPERV. RATIO	42.47% (1220)	60% (1723 SF)	55.90%	IN COMPLIANCE
MIN. WIDTH	40'	40'		IN COMPLIANCE
MIN. DEPTH	71.8'	90'		IN COMPLIANCE
F.A.R.	N.A.	N.A.	N.A.	

INFORMATION BELOW IS SPECIFIC TO SUBJECT STRUCTURE(S) ONLY.

SETBACKS	EXISTING (TO BE DEMOLISHED)	REQ. PER LDR	NEW CONST.	REMARK
FRONT		10'	10'	IN COMPLIANCE
REAR		20'	20'	IN COMPLIANCE
SIDE		5'	5'	IN COMPLIANCE
SIDE		5'	9.00'	IN COMPLIANCE
BUILDING HT.		30'	27'-4"	IN COMPLIANCE
PARKING	NONE		NONE	

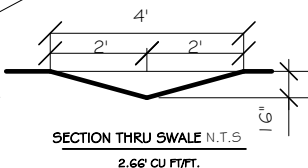
FLOOD INSURANCE RATE MAP ZONE: ZONE "AE 8"

**NEW CONST. SWALE CALCULATIONS**

LOT SIZE.....2872 SQ. FT.  
 IMPERVIOUS AREA.....1220 SQ. FT. (EXIST. BUIL. COV.)  
 % IMPERVIOUS.....42% (EXIST. IMP.)

NEW DISTURBED AREA IMPERVIOUS 435  
 TOTAL .....435 SQ. FT.

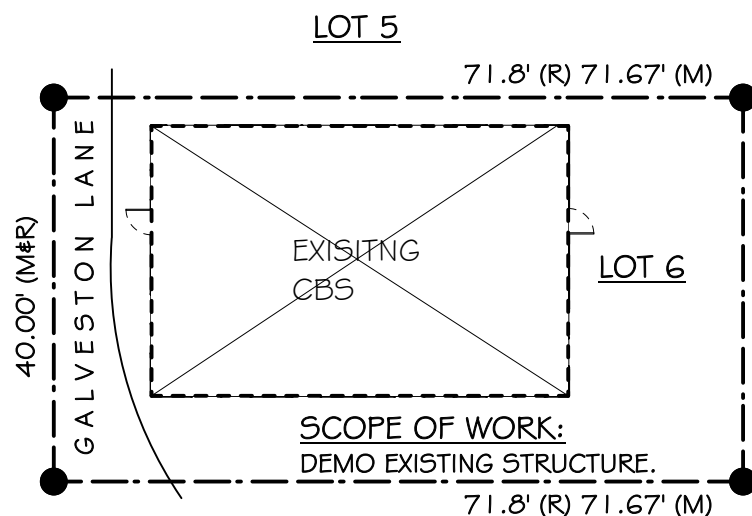
CUBIC FT REQUIRED 435 X 2.5/12 = 90 CU FT.  
 CUBIC FT SUPPLIED.....90 CU FT.  
 (4' X 34' SWALE)



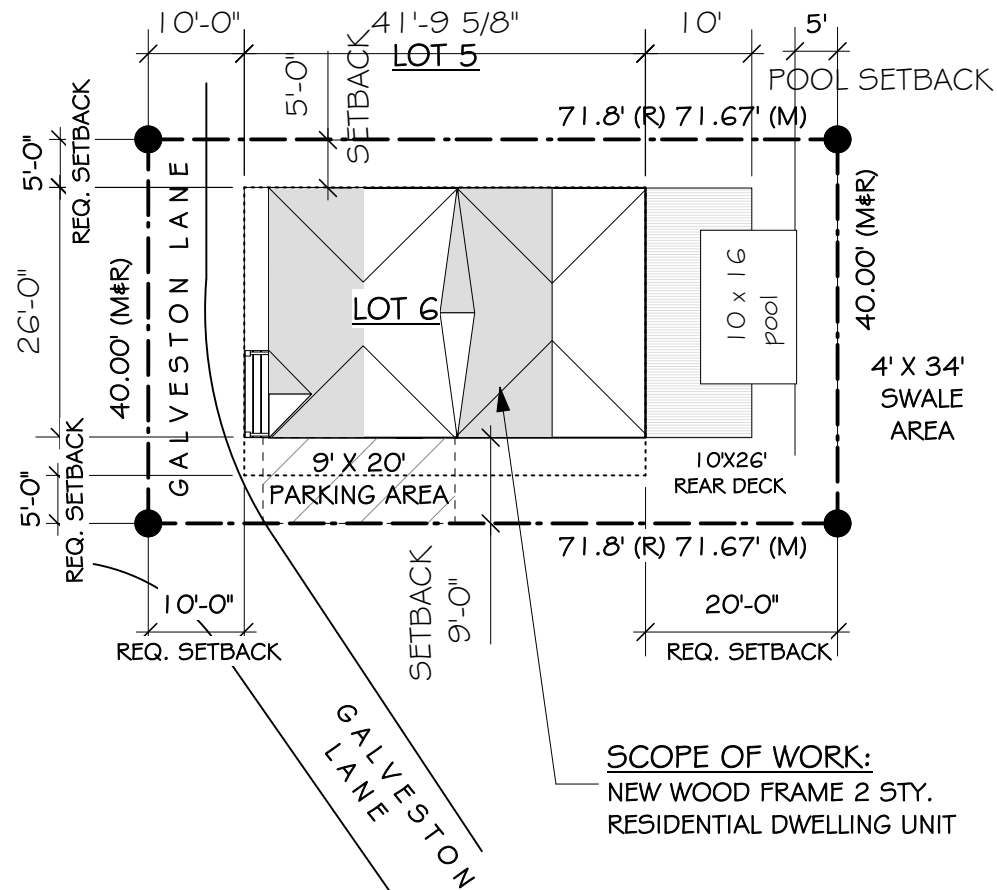
NOT REQUIRED FOR HARC

**PROJECT APPROVALS:**

ITEM	DATE	APPROVAL # MEETING HELD
H.A.R.C.		
BOARD OF ADJUSTMENT		
DEV. REVIEW COMMITTEE		
CITY OF KEY WEST DEV. AGREEMENT		
KEY WEST BUILDING DEPARTMENT		



1 DEMO PLAN  
 A-1 Scale: 1" = 20 ft



1 PROPOSED SITE PLAN  
 A-1 Scale: 1" = 20 ft

FLOOD ZONE X

PROJECT INFORMATION	NEW HOME FOR:	SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
<b>721 GALVESTON LANE</b> KEY WEST, FLA.		#1: NEW 2 STORY HOUSE WOOD FRAME	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	A-1 SITE PLAN/PROJECT INFO. A-2 EXISTING & PROPOSED FLOOR PLANS A-3 EXIST. ELEVATIONS A-4 PROP. ELEVATIONS
SURVEYOR:	LEGAL DESCRIPTION:		SEAL - ARCHITECT	
SITE PLAN IS BASED ON SURVEY BY: J. LYNN O'FLYNN, INC.		ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S /ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.		REVISED HARC DRAWINGS

REVISIONS: DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST FLORIDA  
 33040

PROJECT: NEW SINGLE FAMILY HOME  
**721 GALVESTON LANE**  
 KEY WEST, FL 33040

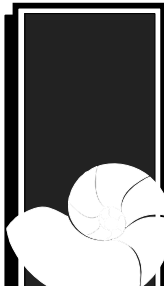
DRAWING TITLE:  
 EXISTING & PROPOSED  
 SITE PLAN / DATA

PROJECT NUMBER:  
 XX.XX  
 DRAWN: KSM  
 CHECKED: FMP  
 DATE: 04-11-13

SHEET #  
**A-1**



REVISIONS:	DATE



PETER PIKE  
ARCHITECT

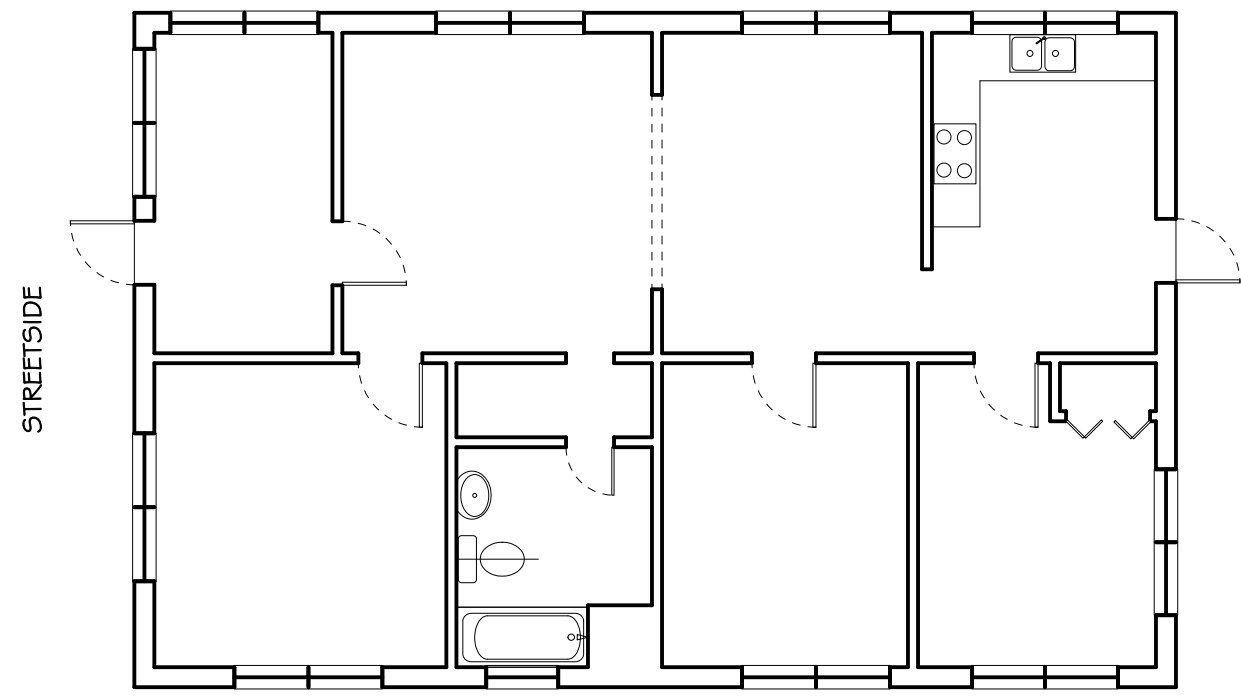
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
3 3 0 4 0

PROJECT: NEW SINGLE FAMILY HOME  
**721 GALVESTON LANE**  
KEY WEST, FL 33040

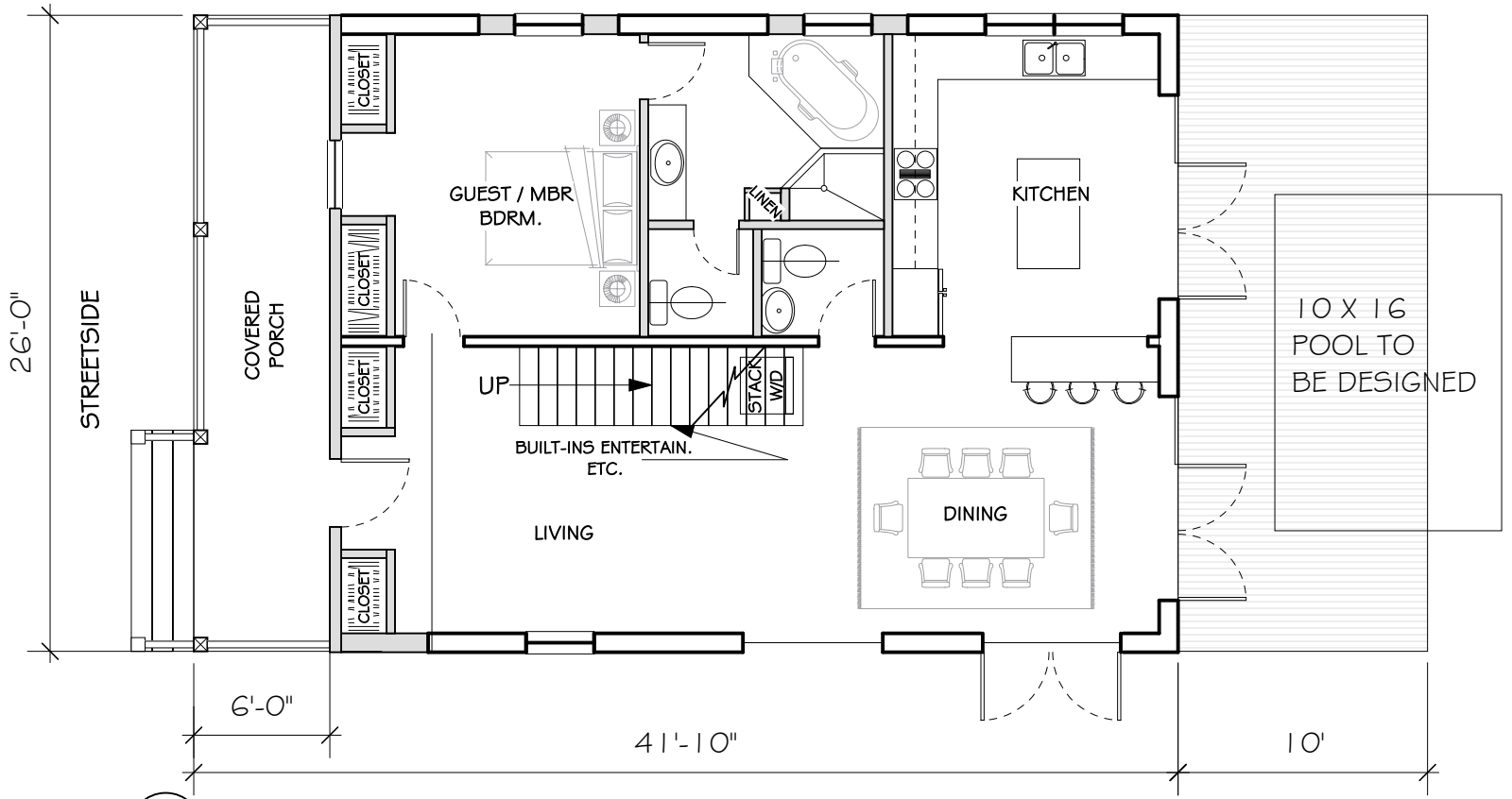
DRAWING TITLE:  
**EXISTING & PROPOSED  
FLOOR PLANS**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: FMP  
DATE: 04-11-13

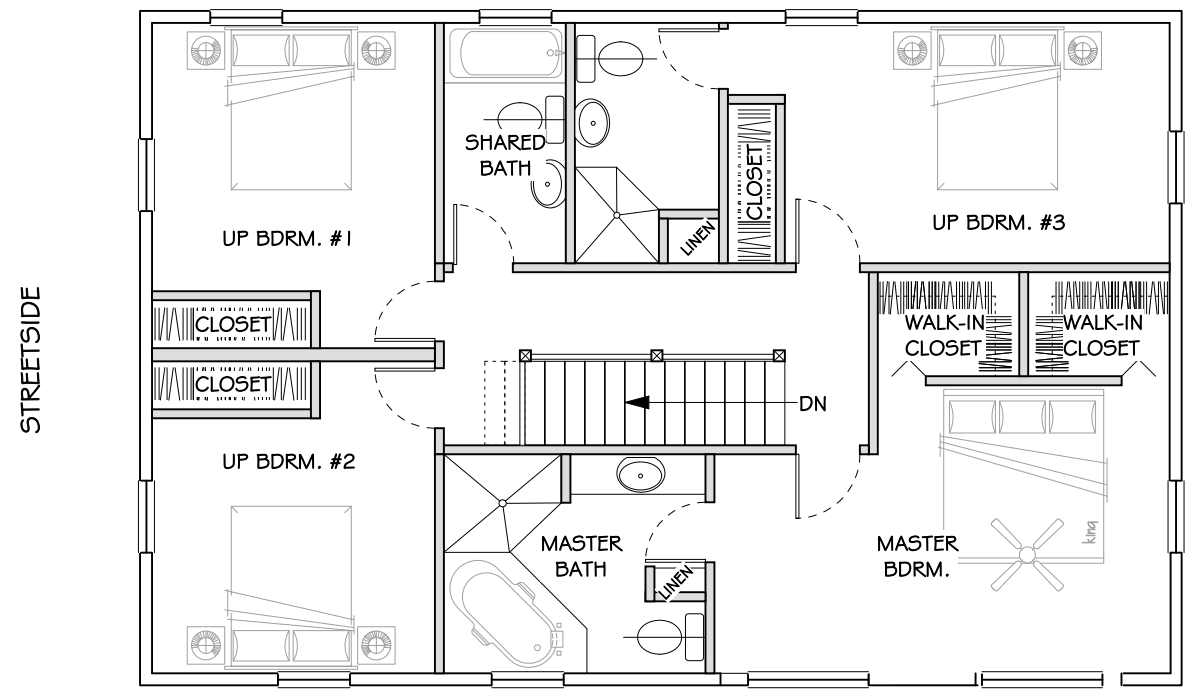
SHEET #  
**A-2**



1 EXISTING STRUCTURE  
A-2 Scale: 1/8" = 1'-0"

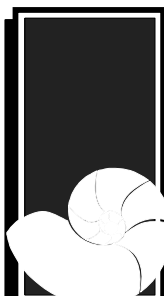


2 PROPOSED 1ST FLOOR PLAN  
A-2 Scale: 1/8" = 1'-0"



3 PROPOSED 2ND FLOOR PLAN  
A-2 Scale: 1/8" = 1'-0"

REVISIONS:	DATE



PETER PIKE  
ARCHITECT

471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: NEW SINGLE FAMILY HOME  
721 GALVESTON LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING  
ELEVATIONS

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-11-13

SHEET #  
A-4



2 EXISTING NORTH ELEVATION  
A-3 Scale: 1:64

1 EXISTING WEST ELEVATION (STREETSIDE)  
A-3 Scale: 1:64

4 EXISTING SOUTH ELEVATION  
A-3 Scale: 1:64

3 EXISTING EAST ELEVATION  
A-3 Scale: 1:64





PETER PIKE  
ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: NEW SINGLE FAMILY HOME  
721 GALVESTON LANE  
KEY WEST, FL 33040

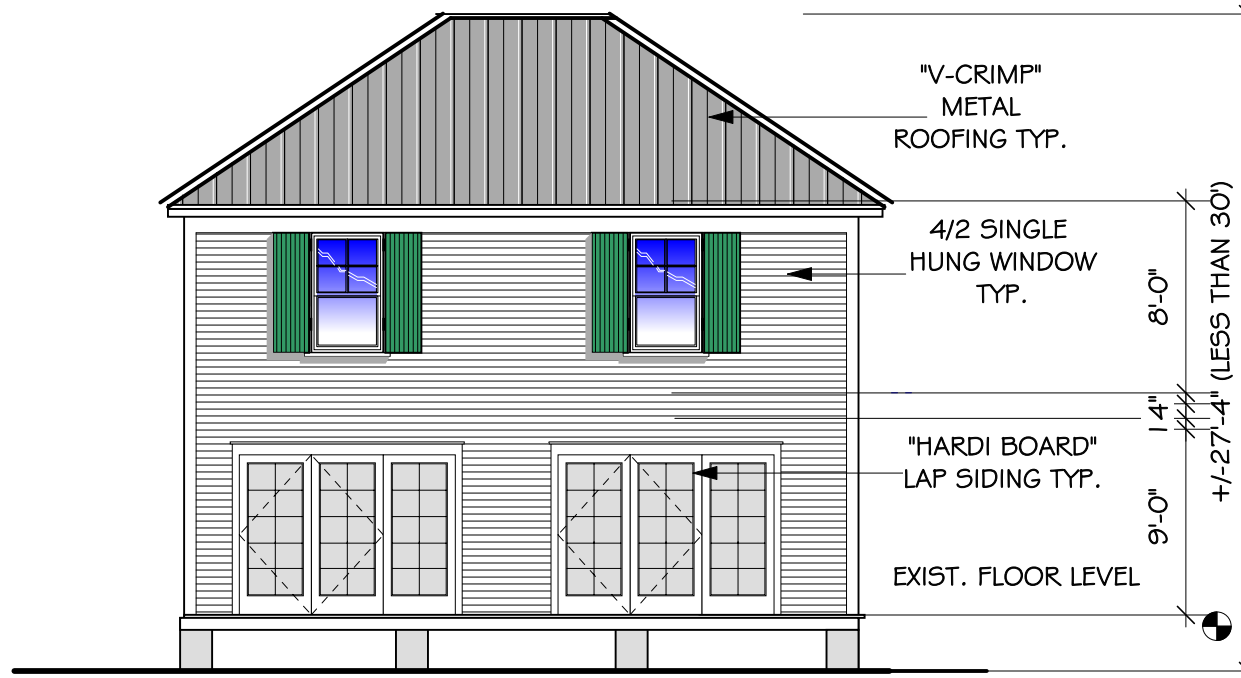
DRAWING TITLE:  
PROPOSED  
ELEVATIONS

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-11-13

SHEET #  
A-4



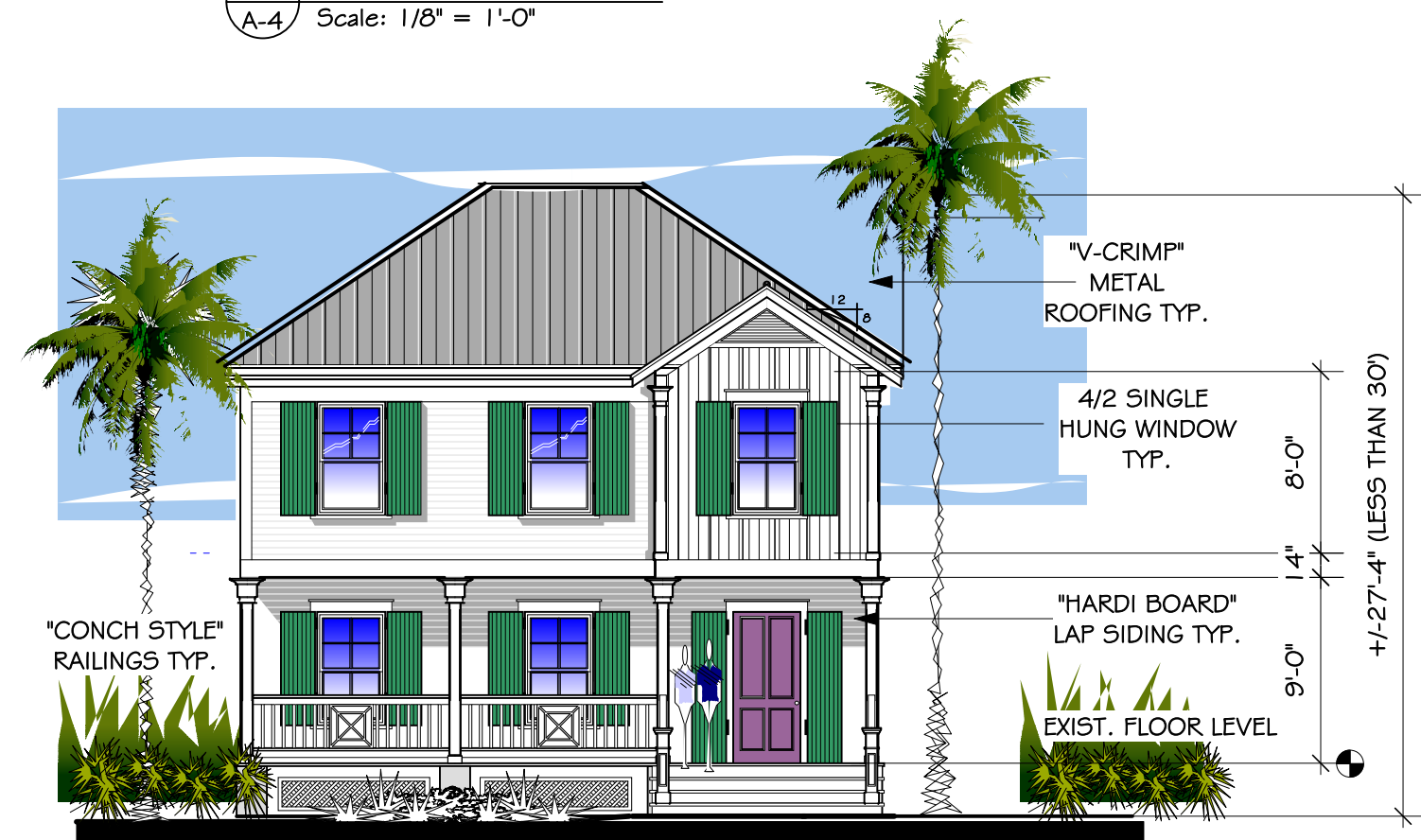
2 PROPOSED NORTH ELEVATION  
A-4 Scale: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION  
A-4 Scale: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION  
A-4 Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION (STREETSIDE)  
A-4 Scale: 1/8" = 1'-0"

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO STORY SINGLE FAMILY HOUSE. DEMOLITION OF NON-CONTRIBUTING STRUCTURE.**

**FOR- #721 GALVESTON LANE**

**Applicant- Peter Pike**

**Application # H13-01-516**

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](http://www.keywestcity.com).

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

**Property Appraiser Information**

**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -**  
**Maps are now launching the new map application version.**

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

**Alternate Key: 1019615 Parcel ID: 00018940-000000**

**Ownership Details**

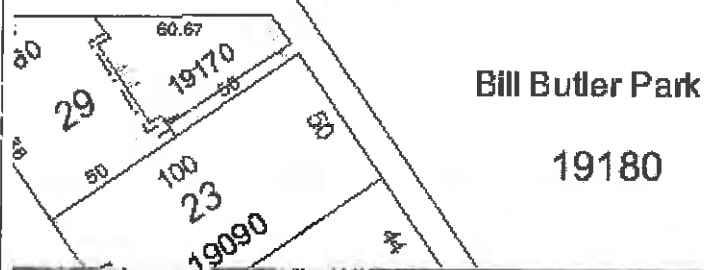
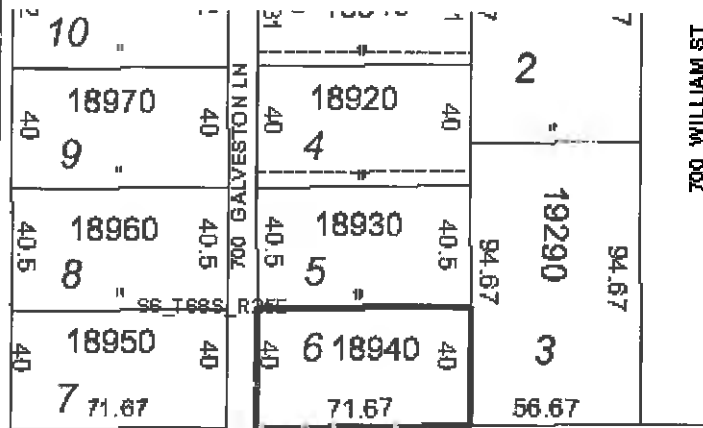
**Mailing Address:**  
HEPBURN LEONARD  
PO BOX 2172  
DARIEN, GA 31305-2172

**All Owners:**  
HEPBURN LEONARD, HEPBURN-BALLANCE CHARLENE  
VICTORIA T/C

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 721 GALVESTON LN KEY WEST  
**Legal Description:** KW LT 6 OF TR 5 PB1-18 C2-450 P-483 OR122-479/80 OR1656-2230Q/C OR2340-13/16AFFD OR2502-1525/28AFF OR2587-17778

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	72	2,867.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 1204  
 Year Built: 1964

### Building 1 Details

Building Type R1  
 Effective Age 22  
 Year Built 1964  
 Functional Obs 0

Condition P  
 Perimeter 142  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 30  
 Grnd Floor Area 1,204

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED

Roof Cover ASPHALT SHINGL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

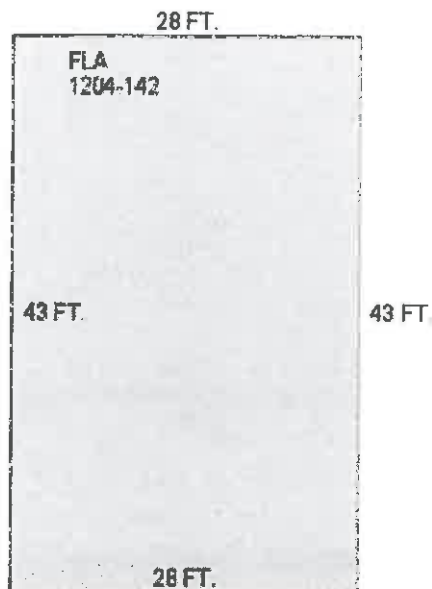
Heat Src 1 NONE

Heat Src 2 NONE

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	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	1,204

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	100 SF	0	0	1959	1960	1	30
2	CL2:CH LINK FENCE	284 SF	71	4	1964	1965	1	30

### Appraiser Notes

IN APRIL 2007 I RESEARCHED THIS PROPERTY FOR OWNER - LEONARD HEPBURN. I WROTE MR LEONARD HEPBURN A LETTER ADVISING HIM THAT SINCE 1925 AND POSSIBLY EARLIER ALL DEEDS FOR THIS PROPERTY REFER TO LOT 7 WHICH IS INCORRECT, THIS PARCEL IS LOT 6 ACCORDING TO PLAT BOOK 1 PAGE 18. I HAVE ADVISED HIM TO SEEK ADVICE FROM A REAL ESTATE ATTORNEY IN ORDER TO CLEAR TITLE.

2013-01-25 MLS \$475,000 3/1 THIS HOME IS LOCATED ON A QUIET LANE IN OLD TOWN KEY WEST AND WITHIN WALKING DISTANCE OF DUVAL STREET, RESTAURANTS, GALLERIES, MUSEUMS, SHOPPING, THE WATERFRONT AND MUCH MORE. SALE IS SUBJECT TO LEASE EXPIRING ON JUNE 1, 2013.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 99-4007	12/09/1999	12/20/1999	4,500	Residential	NEW ROOF
2 02-3044	11/12/2002	12/15/2002	1,500	Residential	UPGRADE ELECTRIC
3 03-2000	06/06/2003	08/13/2003	2,000	Residential	INTERIOR REPAIR WORK
4 07-1220	03/12/2007	03/04/2008	2,000	Residential	REPLACE SEWER DRAIN UNDER HOUSE

### 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	104,300	379	243,440	348,119	348,119	0	348,119
2011	104,300	379	348,134	452,813	452,813	0	452,813
2010	105,748	379	371,039	477,166	477,166	0	477,166
2009	119,391	379	439,750	559,520	559,520	0	559,520
2008	111,431	379	501,725	613,535	613,535	0	613,535
2007	176,054	357	382,745	559,156	559,156	0	559,156
2006	285,586	357	272,365	558,308	558,308	0	558,308
2005	285,586	357	217,892	503,835	503,835	0	503,835
2004	156,451	357	203,557	360,366	360,366	0	360,366
2003	141,898	357	108,946	251,201	251,201	0	251,201
2002	149,502	357	67,375	217,234	217,234	0	217,234
2001	119,198	357	67,375	186,930	186,930	0	186,930
2000	100,448	614	50,173	151,234	94,223	25,000	69,223
1999	97,378	501	50,173	148,053	91,746	25,000	66,746
1998	80,812	416	50,173	131,401	90,302	25,000	65,302
1997	64,695	0	44,439	109,134	88,793	25,000	63,793
1996	41,882	0	44,439	86,321	86,207	25,000	61,207



1995	41,882	0	44,439	86,321	84,105	25,000	59,105
1994	37,455	0	44,439	81,894	81,894	25,000	56,894
1993	37,455	0	44,439	81,894	81,894	25,000	56,894
1992	37,455	0	44,439	81,894	81,894	25,000	56,894
1991	37,455	0	44,439	81,894	81,894	25,000	56,894
1990	42,948	0	35,838	78,786	78,786	25,000	53,786
1989	30,034	0	35,121	65,155	65,155	25,000	40,155
1988	26,188	0	30,820	57,008	57,008	25,000	32,008
1987	25,856	0	16,127	41,983	41,983	25,000	16,983
1986	26,003	0	15,482	41,485	41,485	25,000	16,485
1985	24,878	0	9,360	34,238	34,238	25,000	9,238
1984	23,276	0	9,360	32,636	32,636	25,000	7,636
1983	23,276	0	9,360	32,636	32,636	25,000	7,636
1982	23,778	0	8,093	31,871	31,871	25,000	6,871

### 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
8/30/2012	2587 / 177	100	QC	11

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176