

Application

EASEMENT APPLICATION
City of Key West Planning Department
3140 Flagler Avenue Street, Key West, FL 33040
(305) 809-3720



Please read carefully before submitting applications

Easement Application

Please print or type a response to the following:

1. Name of Applicant TREPANIER AND ASSOCIATES, INC.
2. Site Address 320 GRINELL ST
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 1421 FIRST AVE
KEY WEST, FL 33040
5. Phone # of Applicant 293-8983 Mobile# _____ Email kevin@owentrepanier
.com
6. Name of Owner, if different than above 320 GRINNELL LLC
7. Address of Owner 625 FRANCES ST
KEY WEST, FL 33040-7122
8. Phone Number of Owner _____ Email _____
9. Zoning District of Parcel HMDR RE# 00002690-000200
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested EASEMENT REQUIRED FOR ENCROACHMENT OF SECOND STORY BALCONY OVER EXISTING CITY RIGHT OF WAYS ON JAMES ST AND GRINNELL ST.

11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents. _____

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request **with a legal description of the entire property.**
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested.**
4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$2000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Robert Watters as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 320 Grinnell, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier & Associates INC.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this Sept 10 2014
Date

by Robert Watters
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented LOUISIANA DRIVERS LICENSE # 007837389 as identification.

Notary's Signature and Seal



Richard Puente
Name of Acknowledger typed, printed or stamped

FF067969
Commission Number, if any



Detail by Entity Name

Florida Limited Liability Company

320 GRINNELL, LLC

Filing Information

Document Number	L14000089521
FEI/EIN Number	NONE
Date Filed	05/28/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/01/2014
Event Effective Date	NONE

Principal Address

625 FRANCES STREET
C/O WATTERS
KEY WEST, FL 33040

Mailing Address

625 FRANCES STREET
C/O WATTERS
KEY WEST, FL 33040

Registered Agent Name & Address

KLITENICK, RICHARD M, ESQ.
1009 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

WATTERS, TAMMARA
625 FRANCES STREET
KEY WEST, FL 33040

Title MGR

WATTERS, ROBERT
625 FRANCES STREET
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[08/01/2014 -- LC Amendment](#)

View image in PDF format

[05/28/2014 -- Florida Limited Liability](#)

View image in PDF format

FzslwjkwE #lqg#Suydf|#SrdfIhv
Vwdh#:i#arugd/#Ehedwp hqw#i#Vwdh

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, OWEN TREPANIER, in my capacity as PRESIDENT
(print name) *(print position; president, managing member)*

of TREPANIER AND ASSOCIATES, INC.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

320 GRINNELL ST KEY WEST, FL 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept 22, 2014 by
date

Mr. Owen Trepanier
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Deed

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 1,820,000.00

06/25/2014 4:32PM
DEED DOC STAMP CL: Krys \$12,740.00

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Doc# 1987708
Bk# 2691 Pg# 895

Parcel ID Number: 00002690-000200

Warranty Deed

This Indenture, Made this 23rd day of June, 2014 A.D., Between
John R. Dillon, III and Jean H. Dillon, husband and wife

of the County of **MONROE**, State of **Florida**, **grantors**, and
320 Grinnell, LLC, a Florida limited liability company

whose address is: 625 Frances Street, Key West, Florida 33040

of the County of **Monroe**, State of **Florida**, **grantee**.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **MONROE** State of **Florida** to wit:

On the Island of Key West, Monroe County, Florida, and known as part of Lot 1, Square 20, on William A.
Whitehead's Map, delineated A.D. 1829, and being more particularly described as follows:

BEGINNING at the intersection of the westerly right of way line of Grinnell Street with the southerly right of way
line of James Street (the "POINT OF BEGINNING"); thence southeasterly along the westerly right of way line of
Grinnell Street, a distance of 75.00 feet to a point; thence southwesterly at right angles, a distance of 62.00 feet
to a point; thence northwesterly at right angles, a distance of 75.00 feet to a point on the southerly right of way
line of James Street; thence northeasterly at right angles, a distance of 62.00 feet along the aforesaid southerly
right of way line of James Street to the POINT OF BEGINNING.

*Subject to current taxes, easements and restrictions of record.

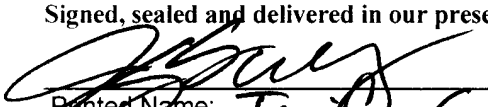
Warranty Deed - Page 2

Parcel ID Number: 00002690-000200


Doc# 1987708
Bk# 2691 Pg# 896

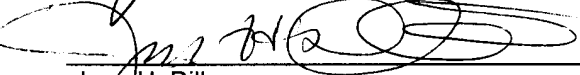
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Jennifer G. Sanchez
Witness as to Both


John R. Dillon, III (Seal)
P.O. Address: 1507 19th Street, KEY WEST, FL 33040

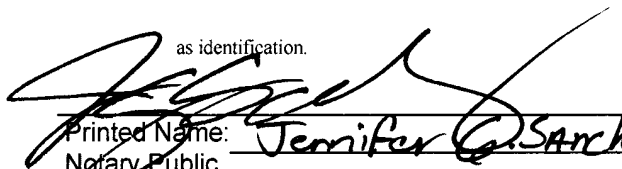

Printed Name: Diane Paglia
Witness as to Both


Jean H. Dillon (Seal)
P.O. Address: 1507 19th Street, KEY WEST, FL 33040

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 23rd day of June, 2014 by John R. Dillon, III and Jean H. Dillon, husband and wife

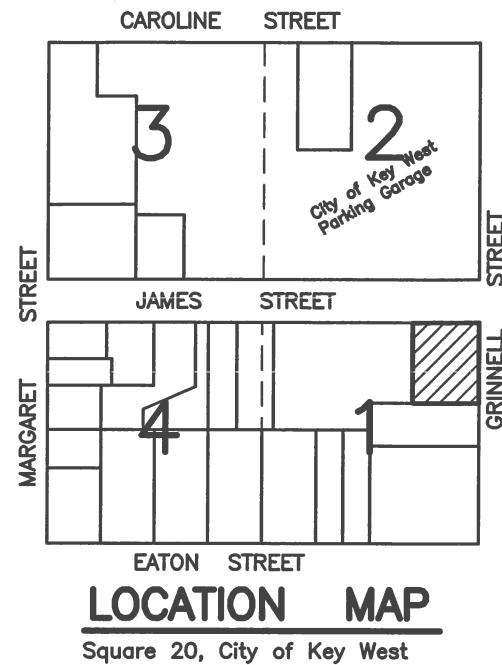
who are personally known to me or who have produced their _____

as identification.

Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires:



**MONROE COUNTY
OFFICIAL RECORDS**

Survey



LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida and known as a part of Lot 1, Square 20 on William A. Whitehead's Map, delineated February, 1829 A.D. and being more particularly described as follows:

BEGINNING at the intersection of the Westerly Right-of-Way Line of Grinnell Street with the Southerly Right-of-Way Line of James Street (the POINT OF BEGINNING); thence Southeasterly along the Westerly Right-of-Way Line of Grinnell Street a distance of 75.00 feet to a point; thence Southwesterly at right angles a distance of 62.0 feet to a point; thence Northwesterly at right angles a distance of 75.00 feet to a point on the Southerly Right-of-Way line of James Street; thence Northeasterly at right angles a distance of 62.0 feet along the aforesaid Southerly Right-of-Way Line of James Street to the POINT OF BEGINNING.

Abbreviations:

- | | | |
|-----------------------|---------------------------------|-----------------------------|
| Sty. = Story | o/h = Overhead | cov'd. = Covered |
| R/W = Right-of-Way | F.F.L. = Finish Floor Elevation | wd. = Wood |
| fd. = Found | conc. = concrete | ⊕ = Wood utility Pole |
| p. = Plat | I.P. = Iron Pipe | Bal. = Balcony |
| m. = Measured | C.B.S. = Concrete Block Stucco | Pl. = Planter |
| d. = Deed | P.B. = Plat Book | A/C = Air Conditioner |
| N.T.S. = Not to Scale | pg. = page | P.O.C. = Point of Commence |
| ⊕ = Centerline | B.M. = Bench Mark | P.O.B. = Point of Beginning |
| Elev. = Elevation | | |

Field Work performed on: 6/2/14

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

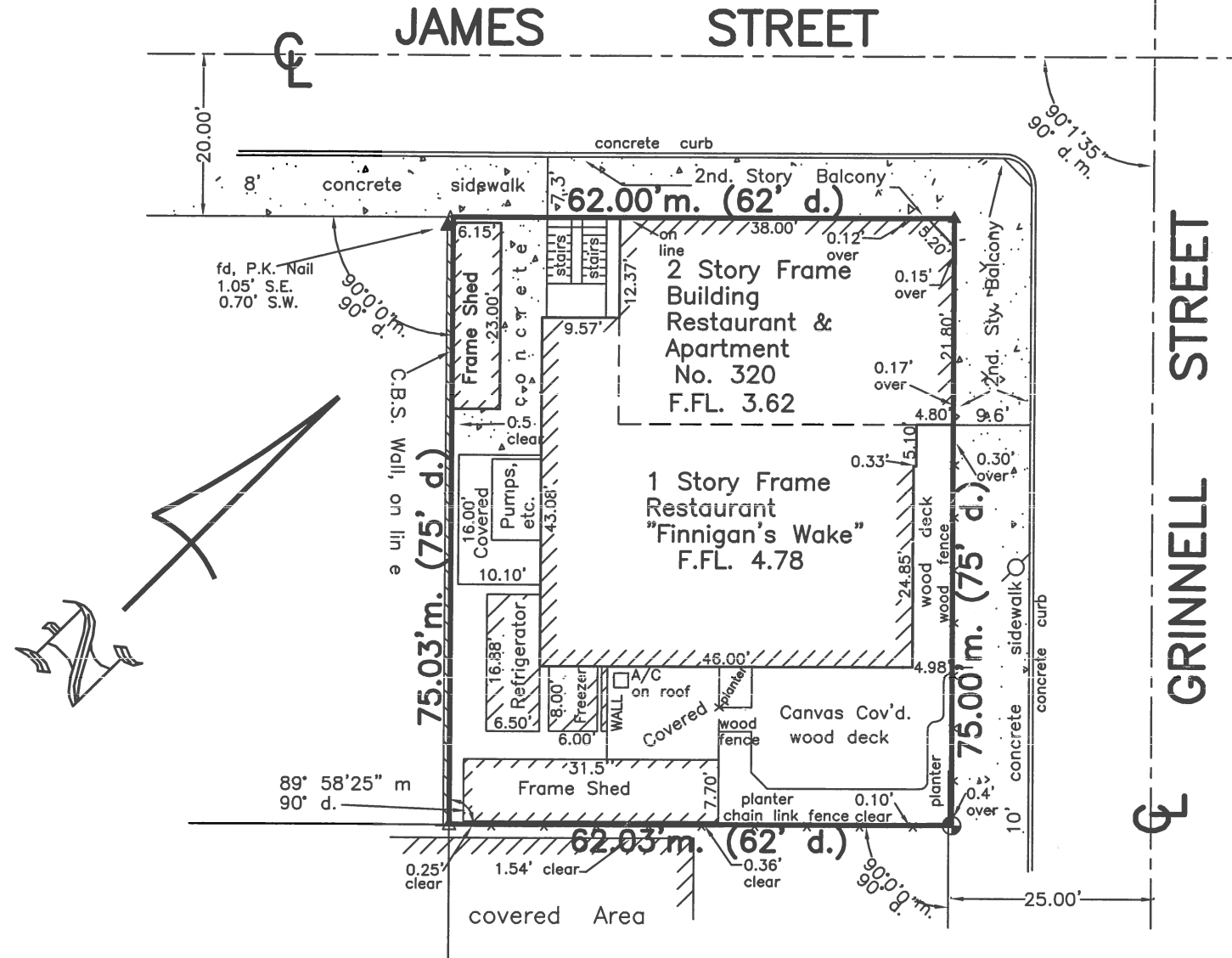
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Grinnell Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊕ = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749



320 Grinnell, LLC 320 Grinnell Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 14-271	
Scale: 1"=20'	Ref. 67-55 FILE	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/12/98		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
10/21/99: Updated, cert, overhang			
6/4/14: Updated, owner, cert. shed, wall			
f/datafred/dwg/keywest/block19			

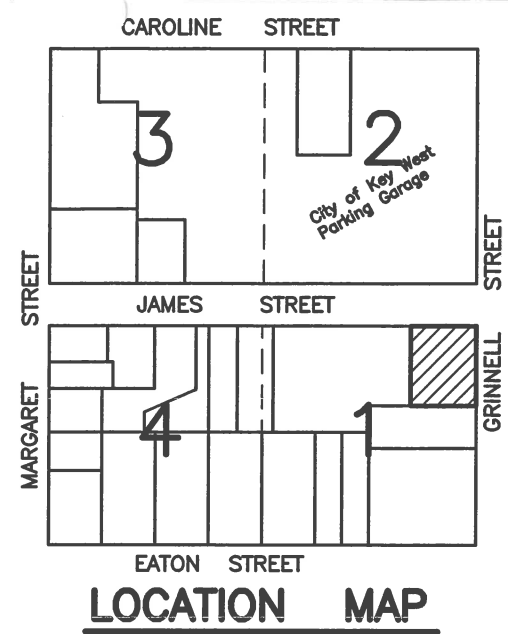
Block 19

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700




LOCATION MAP
Square 20, City of Key West

DESCRIPTION (Balcony Easement):
On the Island of Key West, Monroe County, Florida and being a portion of James Street and Grinnell Street and being more particularly described as follows:
BEGINNING at the intersection of the Southwesterly Right-of-Way Line of Grinnell Street with the Southeasterly Right-of-Way Line of James Street; thence Southwesterly along the said Southeasterly Right-of-Way Line of James Street for a distance of 50.39 feet; thence at a right angle and in a Northwesterly direction along the edge of a Balcony for a distance of 8.00 feet; thence at a right angle and in a Northeasterly direction along the edge of the said balcony for a distance of 55.89 feet; thence with a deflection angle to the right of 44°59'13" and in an Easterly direction and along the edge of the said balcony for a distance of 6.36 feet; thence with a deflection angle to the right of 44°59'13" and in a Southeasterly direction and along the edge of the said balcony for a distance of 28.97 feet; thence at a right angle and in a Southwesterly direction and along the edge of the said balcony for a distance of 10.00 feet to the said Southwesterly Right-of-Way Line of Grinnell Street; thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Grinnell Street for a distance of 25.48 feet to the Point of Beginning.
Containing 727.7 square feet, more or less.

- | | | |
|-----------------------|---------------------------------|-----------------------------|
| Sty. = Story | Abbreviations: | cov'd. = Covered |
| R/W = Right-of-Way | o/h = Overhead | wd. = Wood |
| fd. = Found | F.F.L. = Finish Floor Elevation | ⊙ = Wood utility Pole |
| p. = Plat | conc. = concrete | Bal. = Balcony |
| m. = Measured | I.P. = Iron Pipe | Pl. = Planter |
| d. = Deed | C.B.S. = Concrete Block Stucco | A/C = Air Conditioner |
| N.T.S. = Not to Scale | P.B. = Plat Book | P.O.C. = Point of Commence |
| ⊕ = Centerline | pg. = page | P.O.B. = Point of Beginning |
| Elev. = Elevation | B.M. = Bench Mark | |

Field Work performed on: 6/2/14

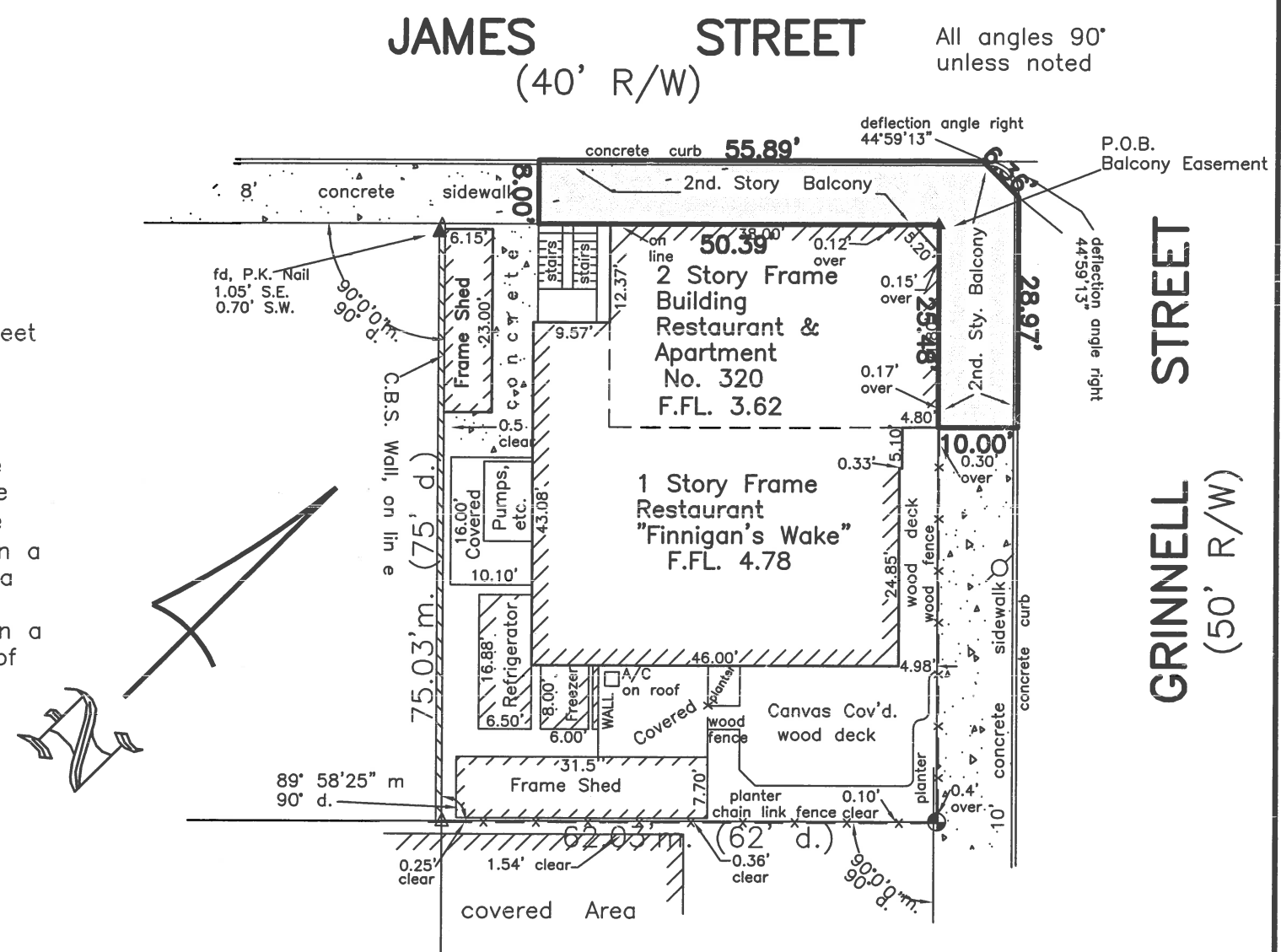
CERTIFICATION:
I HEREBY CERTIFY that the attached Specific Purpose Survey, Balcony Easement is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.


FREDERICK H. MILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

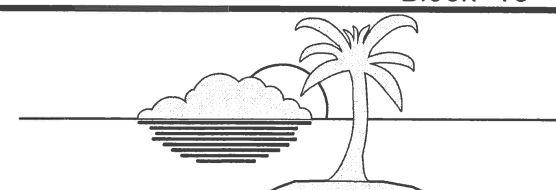
SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Grinnell Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

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△ = Set P.K. Nail, P.L.S. No. 2749



320 Grinnell, LLC 320 Grinnell Street, Key West, Fl. 33040			
Specific Purpose Survey, Balcony Easement		Dwn No.: 14-375	
Scale: 1"=20'	Ref. 67-55 FILE	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/12/98		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
10/21/99: Updated, cert, overhang			
6/4/14: Updated, owner, cert. shed, wall			
9/19/14: Balcony Easement			
f\datafred/dwg/keywest/block20			

Block 19



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhldeb1@bellsouth.net
L.B. No. 7700

Site Photos

Circa 1970

Source: www.flickr.com/photos/keyslibraries





STOP

NO
PARKING
ANY
TIME

CAUTION
WET FLOOR

STOP



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TIME

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Riggers & Painting, Inc.
Professional Painting
Limited License #107911
305-879-1300
www.riggerspainting.com

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320 Beans Wake 320

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DRC Minutes/Comments

Development Review Committee Minutes

October 23, 2014 DRAFT

City Planner, Don Craig called the Development Review Committee meeting of October 23, 2014 to order at 10:05 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Engineering, Gary Volenec, Building Official, Ron Wampler; Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; Sustainability Coordinator, Allison Higgins and Floodplain Manager, Scott Fraser.

Not present were: Solid Waste/Recycling Coordinator, Will Thompson, Art in Public Places, Dick Moody, Director of Transportation, Norman Whitaker; Utility Services, Elizabeth Ignoffo; Recreation Director, Rod Delostrinos; Police Department, Steve Torrence; ADA Coordinator, Peg Corbett, Bicycle/Pedestrian Coordinator, John Wilkins.

Additional written comment provided by: Keys Energy Supervisor of Engineering Matthew Alfonso

Also in attendance was Planning Department staff: Planner II, Kevin Bond; Planner II, Carlene Smith and Administrative Assistant II, Venetia Flowers.

APPROVAL OF MINUTES

There were no minutes to be approved at this time.

DISCUSSION ITEMS

New Business

- 1. Easement – 517 Truman (RE # 00017770-000000; AK # 1018228) – A request for an easement of approximately 202 square feet in order to maintain existing roof overhangs extending into the Truman Avenue and Center Street rights-of-way adjacent to property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.**

Mr. Bond gave members an overview of the easement request and stated that in the future he would like to see the applicants provide a copy of their certificate of liability prior to City Commission hearing. He also stated that the annual fee for this easement is \$400 a year and will be prorated the first year and that the applicant needs to provide a boundary survey as well as the specific purpose survey with this application. He asked for clarification regarding the easement since Truman Ave is not City right-of-way.

The applicants' representative for One Call Construction gave members an overview of the easement request and answered questions.

FIRE DEPARTMENT: No Comment

Development Review Committee Minutes

October 23, 2014 **DRAFT**

UTILITIES: No Comment

ENGINEERING: No Comment

BUILDING: No Comment

URBAN FORESTRY: No Comment

HARC: Ms. Torregrosa stated that this project had a certificate of appropriateness for painting and doing some remodeling and asked the representative if the HARC application included the removal of the metal awnings. The applicant explained that it included the metal awnings and railings and they are not changing the footprint of the building. They are updating the railings to a more contemporary style and they are removing the clamshell shutters and replacing them with Bahama shutters and they have applied for a revocable license for the shutters. Ms. Torregrosa asked for a site plan to clarify the application.

SUSTAINABILITY: No Comment

FEMA: No Comment

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig also asked the applicant for a site plan to clarify the application as well as updated photos that are not taken with a fish eye lens.

2. Easement – 320 Grinnell Street (RE # 00002690-000200; AK # 8653379) – A request for an easement of approximately 728 square feet in order to maintain the existing two-story balcony extending into the Grinnell Street and James Street rights-of-way adjacent to property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the easement request and stated that in the future he would like to see the applicants provide a copy of their certificate of liability prior to City Commission hearing. He also stated that the annual fee for this easement is \$400 a year and will be prorated the first year. Mr. Bond also noted that there were a couple of encroachments (less than one foot) that were on the survey and he did not know if they should be included in the easement request because he has not done a site visit yet.

FIRE DEPARTMENT: No Comment

UTILITIES: No Comment

ENGINEERING: No Comment

Development Review Committee Minutes

October 23, 2014 **DRAFT**

BUILDING: No Comment

URBAN FORESTRY: No Comment

HARC: Ms. Torregrosa stated that one of the issues with the easement is it needs to include an additional column as a structural element and where it is going to be built. The site does not clearly show the encroachment on to Grinnell Street.

SUSTAINABILITY: No Comment

FEMA: No Comment

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig stated that he would like a better description of the columns supporting the balcony because it is going to be on City property because they are a significant part of the easement request.

- 3. Minor Development Plan – 1908 Flagler Avenue (RE # 00063450-000000; AK # 1063886) – A request for minor development plan approval for the construction of 3,444 square feet of gross nonresidential floor area for a learning center on property located within the Commercial Limited (CL) Zoning District pursuant to Sections 108-91.B.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Bond gave members an overview of the Minor Development Plan request and stated that the applicant needed to provide signed and sealed plans, a survey and an irrigation plan prior to the Planning Board meeting. He also stated that the parking plan needed to be reconfigured to include one more space, the garbage area needs to be screened, the swale is located within the memorial garden and both the site plan and the landscaping plan needs to include visibility triangles.

The architect, Tom Pope, gave members an overview of the Minor Development Plan request.

FIRE DEPARTMENT: No Comment.

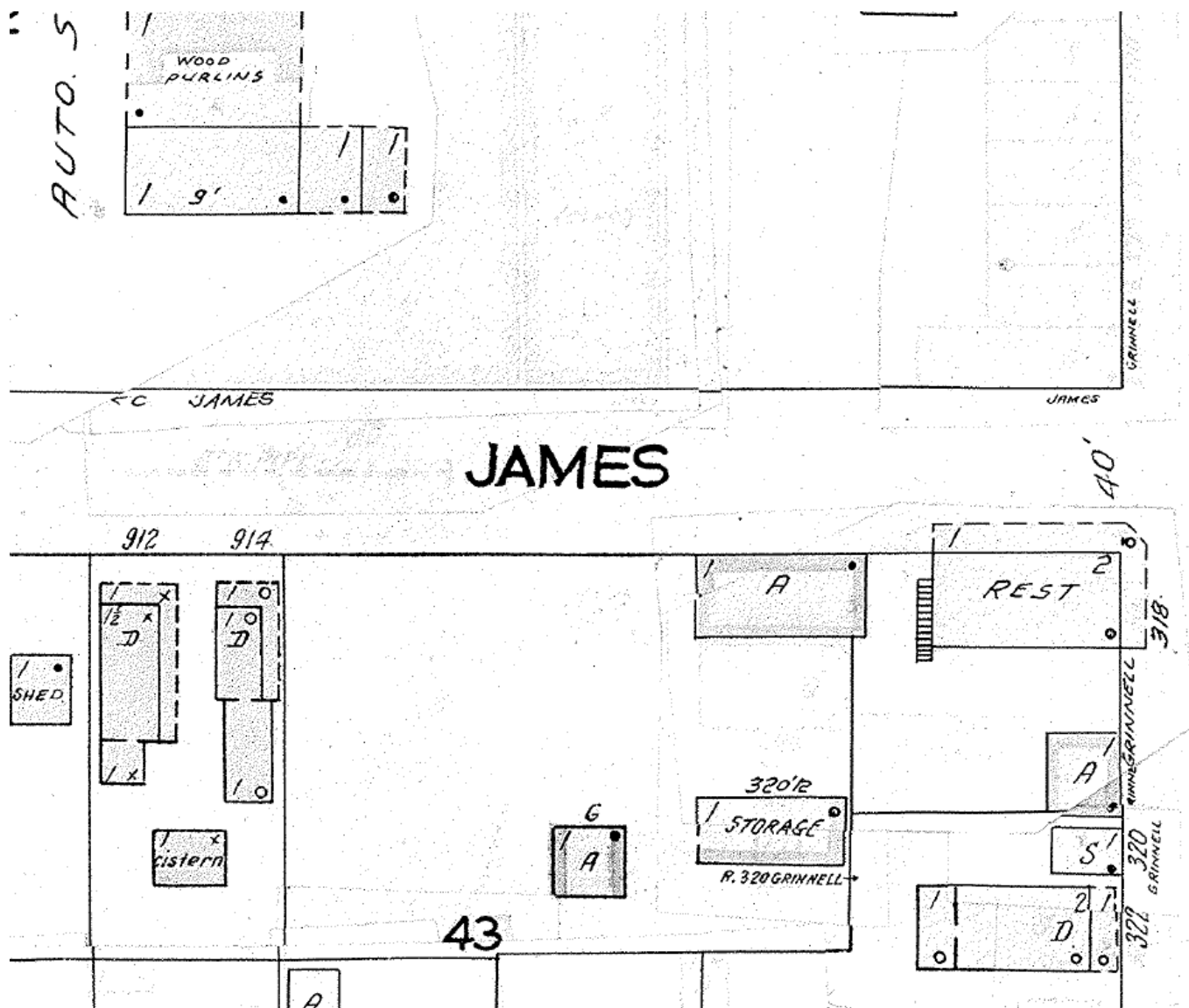
UTILITIES: Please indicate on the site plan how the trash and recycle storage area will be screened from adjacent properties and public right-of-way, in accordance with Sec. 108-279. Please contact Will Thompson, Solid Waste Coordinator at 809-3776, to assist with setting up the recycling account.

ENGINEERING: The proposed parking layout does not allow several of the spaces adequate turn around area resulting in the need to back out to the right-of-way.

BUILDING: Mr. Wampler wanted to know if there was provision to get from the handicapped accessible parking space to the entrance, due to the fact that the space is in the corner. He also had questions about the occupancy code the project is going to be listed under.

Other Information

1961 Sanborn Map



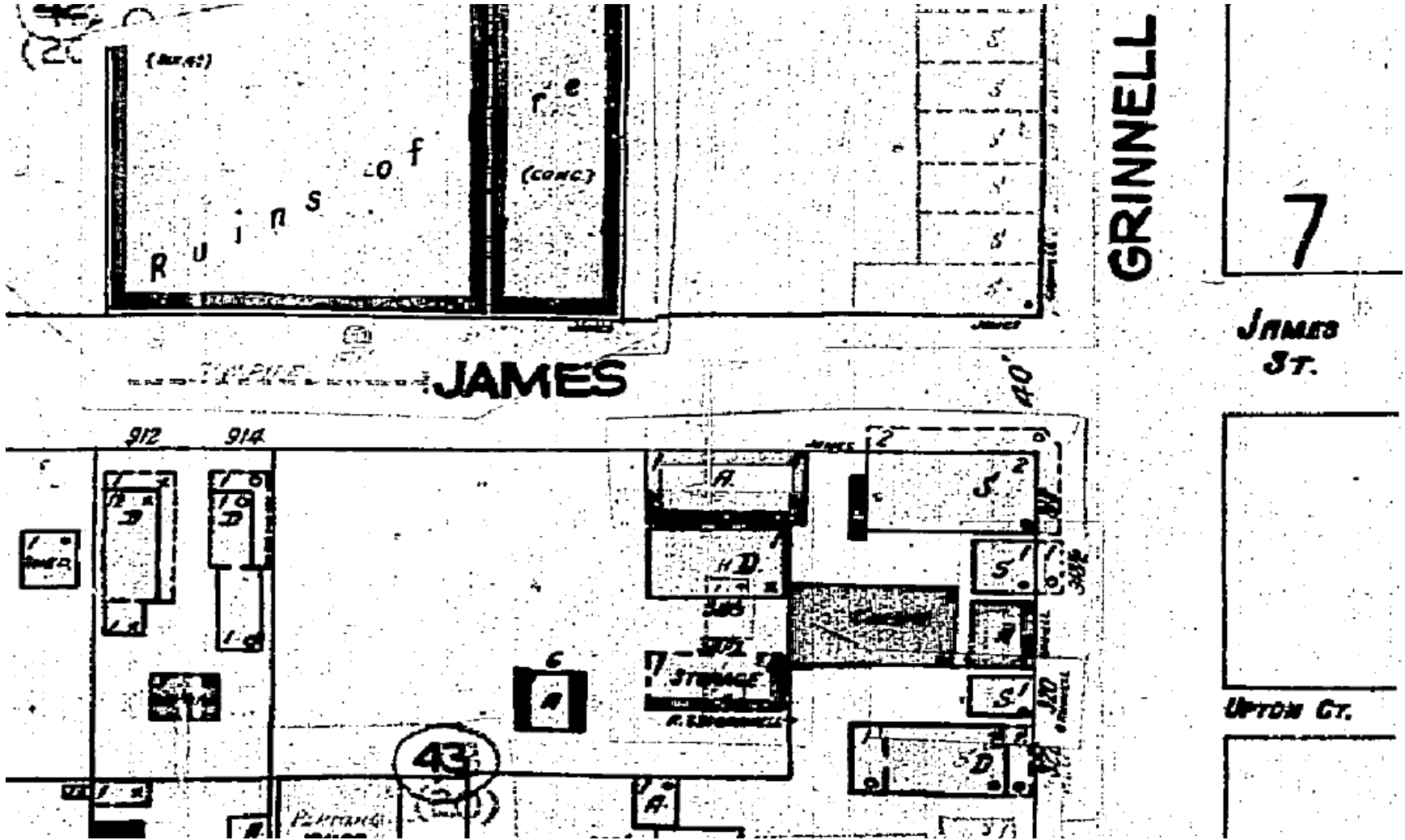
GRINNELL

7

JAMES ST.

UPTON CT.

1948 Sanborn Map



Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **8653379** Parcel ID: **00002690-000200**

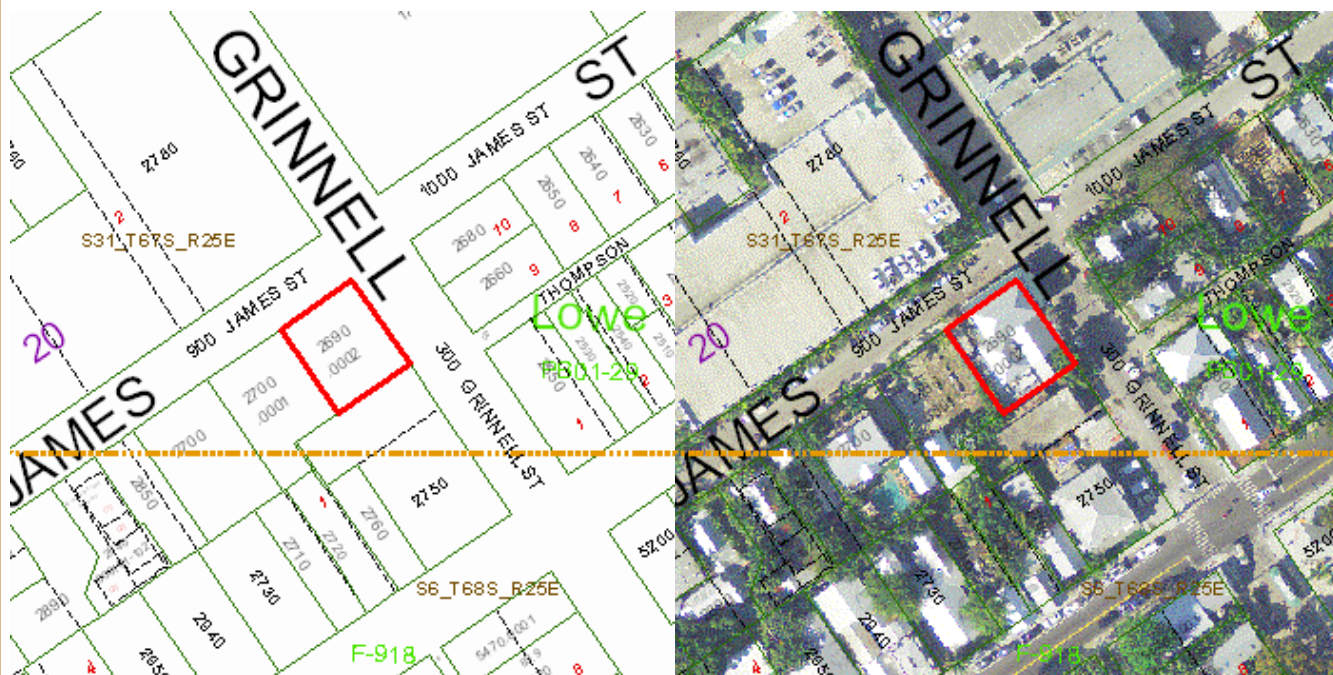
Ownership Details

Mailing Address:
 320 GRINNELL LLC
 625 FRANCES ST
 KEY WEST, FL 33040-7122

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 320 GRINNELL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 20 OR887-183 OR1233-1253/55 OR1341-569/70 OR1601-2079/81 OR2691-895/96

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	62	75	4,650.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3560
 Year Built: 1929

Building 1 Details

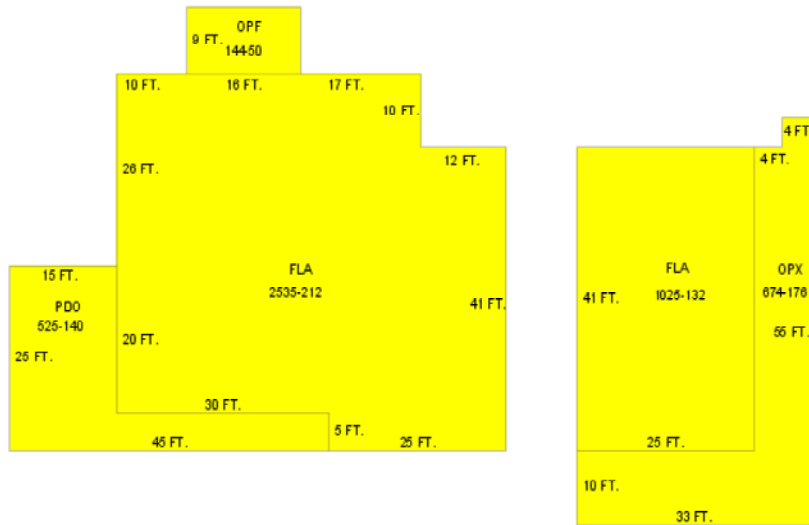
Building Type	Condition G	Quality Grade 400
Effective Age 21	Perimeter 344	Depreciation % 27
Year Built 1929	Special Arch 0	Grnd Floor Area 3,560
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover METAL	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	21	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,535
2	OPF		1	1993					144
3	PDO		1	1993					525
4	FLA		1	1993					1,025
5	OPX		1	1993					674

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15249	REST/CAFET-A-	100	Y	Y
	15250	OPF	100	N	N
	15251	PDO	100	N	N
	15252	APTS-A	100	Y	Y
	15253	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5263	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	60 SF	10	6	1980	1981	2	30
2	UB3:LC UTIL BLDG	60 SF	10	6	1974	1975	2	30
3	UB2:UTILITY BLDG	144 SF	0	0	1965	1966	1	50
4	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20
5	FN2:FENCES	548 SF	0	0	2003	2004	2	30

Appraiser Notes

SALE DATED 2/95 WAS FOR A GOING OUT OF BUSINESS SALE DATED 10/99 WAS FOR A GOING OUT OF BUSINESS TPP 8882394 - FINNEGANS WAKE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-3163	06/27/2007	02/28/2008	100 Commercial	INSTALL NEW FREEZER
1	07-4227	09/18/2007	02/28/2008	900 Commercial	BUILD GENERATOR PLATFORM
1	07-4645	10/09/2007	02/28/2008	0 Commercial	INSTALL PROPANE CYLINDERS
1	07-4773	10/22/2007	02/28/2008	30,000 Commercial	INSTALL GENERATOR
1	13-0862	03/11/2013		4,962 Commercial	INSTALL NEW FABRIC ON EXISTING AWNING FRAME ALONG GRINNELL & JAMES STREETS
	14-0973	06/17/2014		0 Commercial	LOWER PICKET FENCE TO 4'. REPLACE PAIR FRENCH DOORS W/SIMILAR FIXED DOORS. GENERAL REPAIRS. ADD SUPPORT COLUMN TO STAIR LANDING. ADD GUTTER, 8' GATE IN FENCE.
	14-2869	06/17/2004		25,000 Commercial	DEMOLITION IN ACCORDANCE WITH SUBMITTED PLANS: DEMO INTERIOR WALLS, BAR, TOPS, DOORS, EXTERIOR WALLS, FENCE, FLOOR AND CEILINGS.
	14-1357	06/18/2014		275 Residential	SET TANKS ON EXISTING PADS AND ANCHOR DOWN, FOUR 120 GALLON VERTICAL TANKS.
	14-2146	05/22/2014		0	MAINTENANCE AND PAINT THE V-CRIMP ROOF
1	B95-0541	02/01/1995	11/01/1995	25,000 Commercial	NEW ST-FRT, REVISIONS INT
1	A95-0846	03/01/1995	11/01/1995	500 Commercial	CUT 1 FOOT OFF FENCE
1	B95-1014	03/01/1995	11/01/1995	5,000 Commercial	INSTALL SATELLITE TV SYS
1	E95-1040	03/01/1995	11/01/1995	1,000 Commercial	UPGRADE ELECT

1	P95-1085	04/01/1995	11/01/1995	1,500	Commercial	ADD 3 NEW FIXTURES
1	E95-1126	04/01/1995	11/01/1995	2,000	Commercial	ALTERATIONS TO ELECT
1	99-2657	07/30/1999	08/18/1999	3,500	Commercial	CENTRAL AC
1	02-0595	04/23/2002	09/04/2002	200	Commercial	REPLACE SIDING
1	020595	03/08/2002	09/04/2002	500	Commercial	PAINT EXTERIOR
1	03-3662	10/17/2003	11/25/2003	1,800	Commercial	CHANGE 3.5 TON A/C
1	03-3258	09/11/2003	11/25/2003	350	Commercial	FENCE REPAIR
1	03-3617	10/15/2003	11/25/2003	1,000	Commercial	PTO LIGHING
1	03-0349	02/03/2003	09/12/2003	1,800	Commercial	REPLACED AIR HANDLER
1	06-4394	07/26/2006	08/30/2006	4,000	Commercial	REPLACE 3200 SF OF ROOFING WITH V CRIMP
1	07-2427	05/21/2007	02/28/2008	900	Commercial	RED TAG BY-REPLACE 75LFX4 W3OOD FENCE

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
2014	453,357	2,169	408,265	863,791	855,688	0	863,791
2013	453,357	2,227	322,315	777,899	777,899	0	777,899
2012	453,357	2,284	322,315	777,956	777,956	0	777,956
2011	453,357	2,361	555,456	1,011,174	1,011,174	0	1,011,174
2010	471,020	2,418	590,976	1,064,414	1,064,414	0	1,064,414
2009	471,020	2,476	590,976	1,064,472	1,064,472	0	1,064,472
2008	482,796	2,553	697,500	1,182,849	1,182,849	0	1,182,849
2007	356,558	2,610	697,500	1,056,668	1,056,668	0	1,056,668
2006	356,558	2,668	441,750	1,014,018	1,014,018	0	1,014,018
2005	364,947	2,744	348,750	820,000	820,000	0	820,000
2004	364,939	2,802	279,000	820,000	820,000	0	820,000
2003	364,939	2,092	116,250	820,000	820,000	0	820,000
2002	362,669	2,169	116,250	695,000	695,000	0	695,000
2001	362,669	2,227	116,250	695,000	695,000	0	695,000
2000	362,669	1,094	93,000	695,000	695,000	0	695,000
1999	317,944	1,122	93,000	412,066	412,066	0	412,066
1998	211,962	1,149	93,000	306,111	306,111	0	306,111
1997	211,962	1,178	83,700	296,840	296,840	0	296,840
1996	192,693	1,211	83,700	277,604	277,604	0	277,604
1995	171,662	1,250	83,700	256,612	256,612	0	256,612
1994	171,662	1,290	83,700	256,652	256,652	0	256,652
1993	165,762	3,192	83,700	252,654	252,654	0	252,654
1992	165,762	3,282	83,700	252,744	252,744	0	252,744
1991	165,762	3,431	83,700	252,893	252,893	0	252,893
1990	165,762	3,551	70,913	240,226	240,226	0	240,226
1989	125,393	3,693	69,750	198,836	198,836	0	198,836
1988	118,323	3,072	60,450	181,845	181,845	0	181,845
1987	116,763	2,298	31,525	150,586	150,586	0	150,586

1986	36,699	756	30,467	67,922	67,922	0	67,922
1985	35,549	775	18,926	55,250	55,250	0	55,250
1984	34,665	794	18,926	54,385	54,385	0	54,385

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
6/23/2014	2691 / 895	1,820,000	WD	03
10/25/1999	1601 / 2079	850,000	WD	0
2/1/1995	1341 / 0569	750,000	WD	0
10/1/1992	1233 / 1253	360,000	WD	Q
7/1/1983	887 / 183	80,000	WD	Q

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