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## Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Carlos Rojas

Address: #1103 Watson Street

### Description of Work:

Demolition of non-historic sheds.

### Site Facts:

The property under review contains a historic one-story frame vernacular structure, which is listed on our survey as contributing, with a year built circa 1948. The footprint has been altered and enlarged over time and there are two small, non-historic sheds on the rear elevation of the structure. The property also contains a one-story accessory structure, which is utilized as a carport.

This project received variances to exceed allowed building coverage and impervious surface ratio from the Planning Board in May, 2022. One of the conditions of the approval was that the applicant also apply for an easement for the existing encroachments of a concrete wall and a frame shed over City right-of-way on Virginia Street. The easement has not yet been applied for.

### Ordinances Cited on Review:

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

### Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of two small sheds attached to the rear of the house at 1103 Watson Street. The sheds are not historic. A proposal to construct an addition at the rear of the house is under review as part of this application.

It is staff's opinion that the request for the demolition of the existing non-historic sheds shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of the sheds will not have a negative effect on the character of the surrounding neighborhood.

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

The sheds are non-historic.

- (3) *Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood;*

The sheds under review have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the sheds in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

# APPLICATION

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



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

HARC COA # 2022-0022	REVISION #	INITIAL & DATE TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1103 Watson Street Key West	
NAME ON DEED:	JOANNE SHAMON	PHONE NUMBER 301 440-6124
OWNER'S MAILING ADDRESS:	1103 Watson Street	EMAIL Jshamon@metcraft1.com
APPLICANT NAME:	Carlos Rojas	PHONE NUMBER 3059233567
APPLICANT'S ADDRESS:	2012 Roosevelt Drive Key West, FL	EMAIL architectkw@hotmail.com
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 4-29-22

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Add Bathroom, renovate interior + exterior
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	Demo small sheds see plan

**RECEIVED**  
MAY 11 2022  
BY: *[Signature]*

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
/	
PAVERS:	FENCES:
/	/
DECKS:	PAINTING: <i>yes to match</i>
/	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
<i>remove 1 parking space - replace with grass</i>	/
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
/	/

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

## HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**  
 1300 WHITE STREET  
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 1103 Watson Street Key West

PROPERTY OWNER'S NAME: \_\_\_\_\_

APPLICANT NAME: Carlos Rojas

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE	<u>5-4-2022</u> DATE AND PRINT NAME
----------------------------	--

<b>DETAILED PROJECT DESCRIPTION OF DEMOLITION</b>

<b>CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:</b>
<p><b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</b></p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p> </p> <p> </p> <p> </p> <p> </p> <p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p> <p> </p> <p> </p>

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

X (1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Does not apply

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

Does not apply

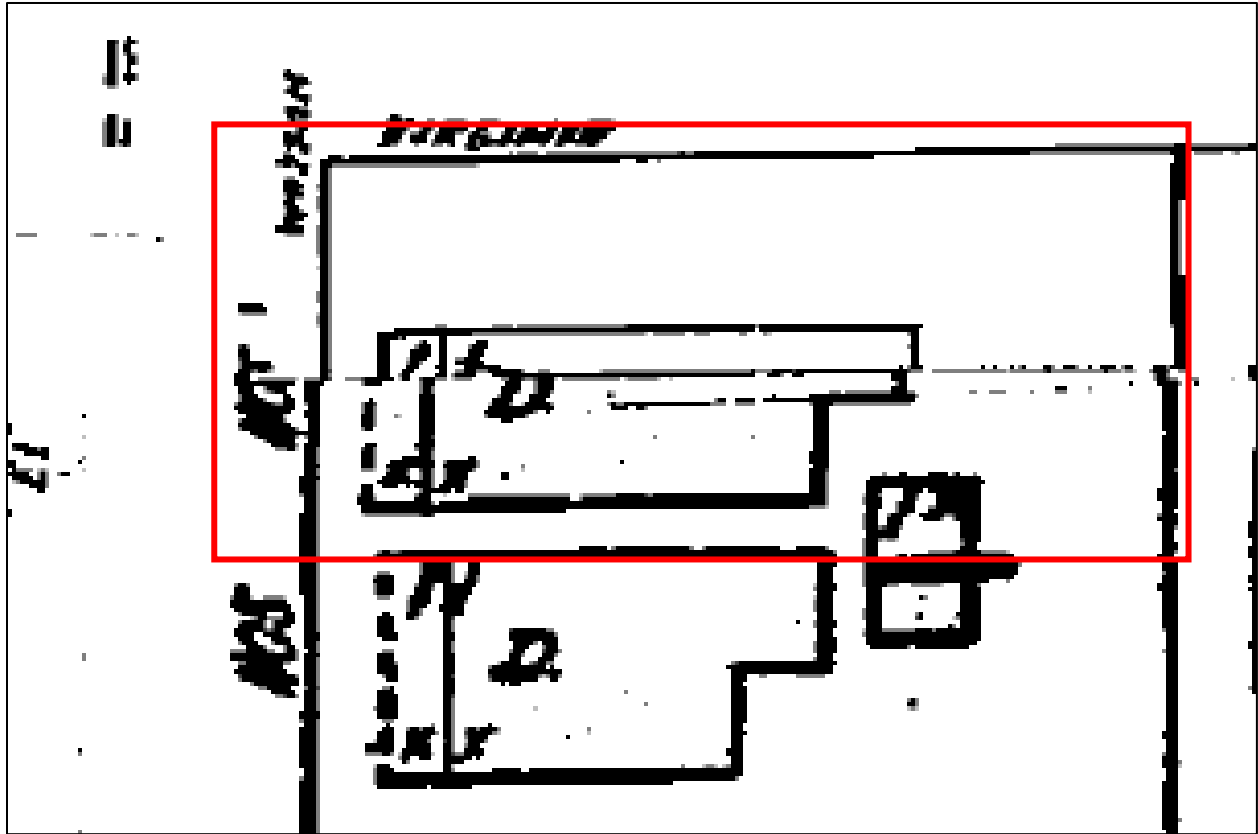
↓ (3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

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

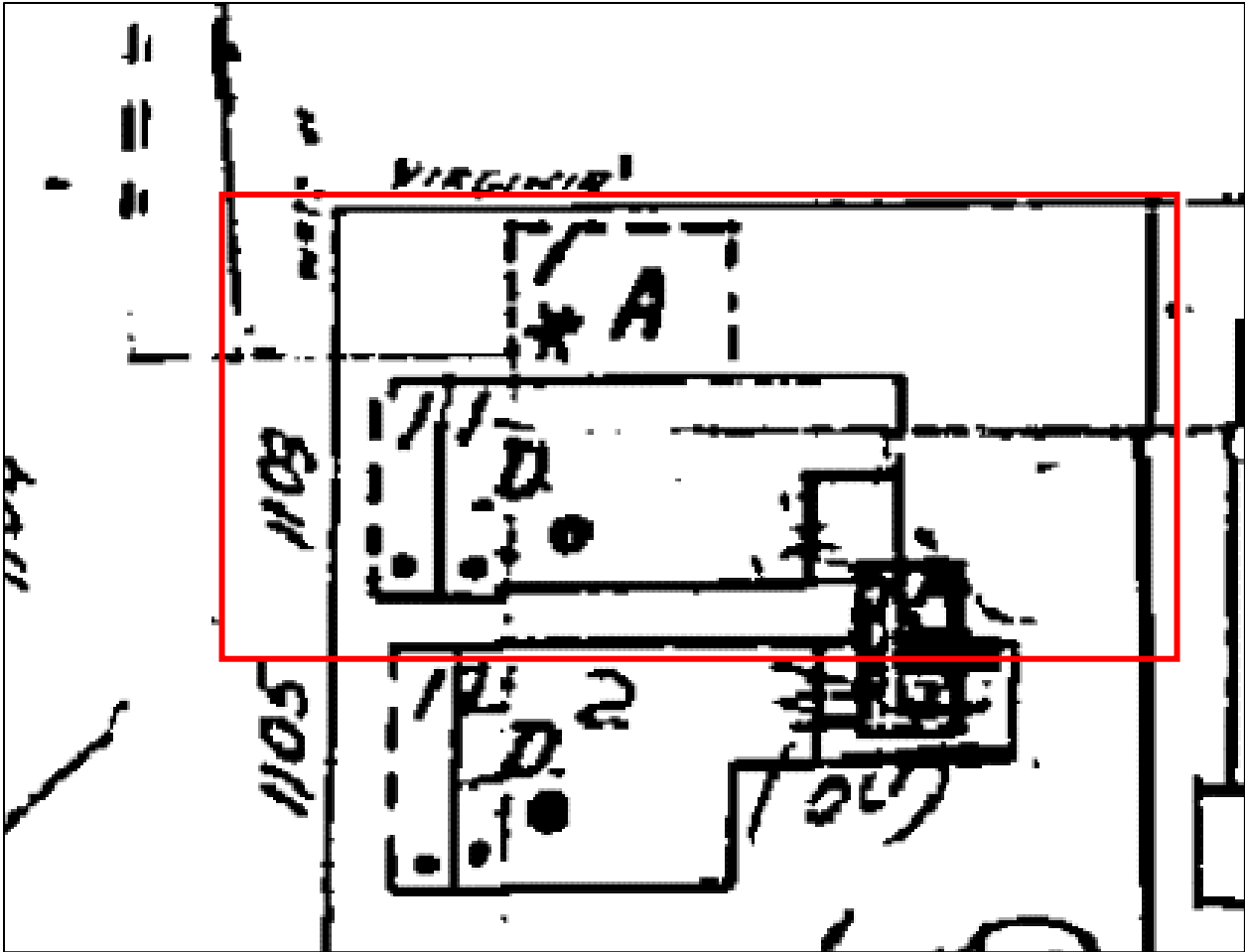
Not applicable



# SANBORN MAPS



1948 Sanborn map with the property at 1103 Watson Street indicated in red.



1962 Sanborn map with the property at 1103 Watson Street indicated in red.

# PROJECT PHOTOS

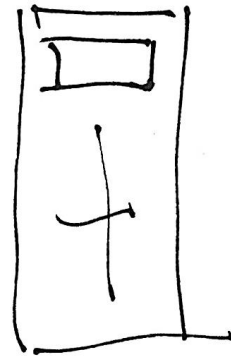
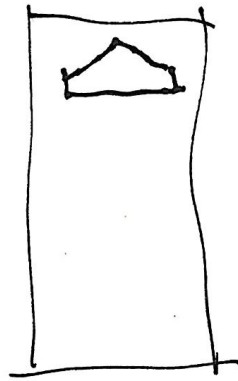


1965 photo of the house at 1103 Watson Street.



Front Elevation

~~2617~~  
~~Permit sched~~



Front

Note  
Alarm windows  
Variance Received





Remove shed

Remove Locker/shed

rear side



Left side



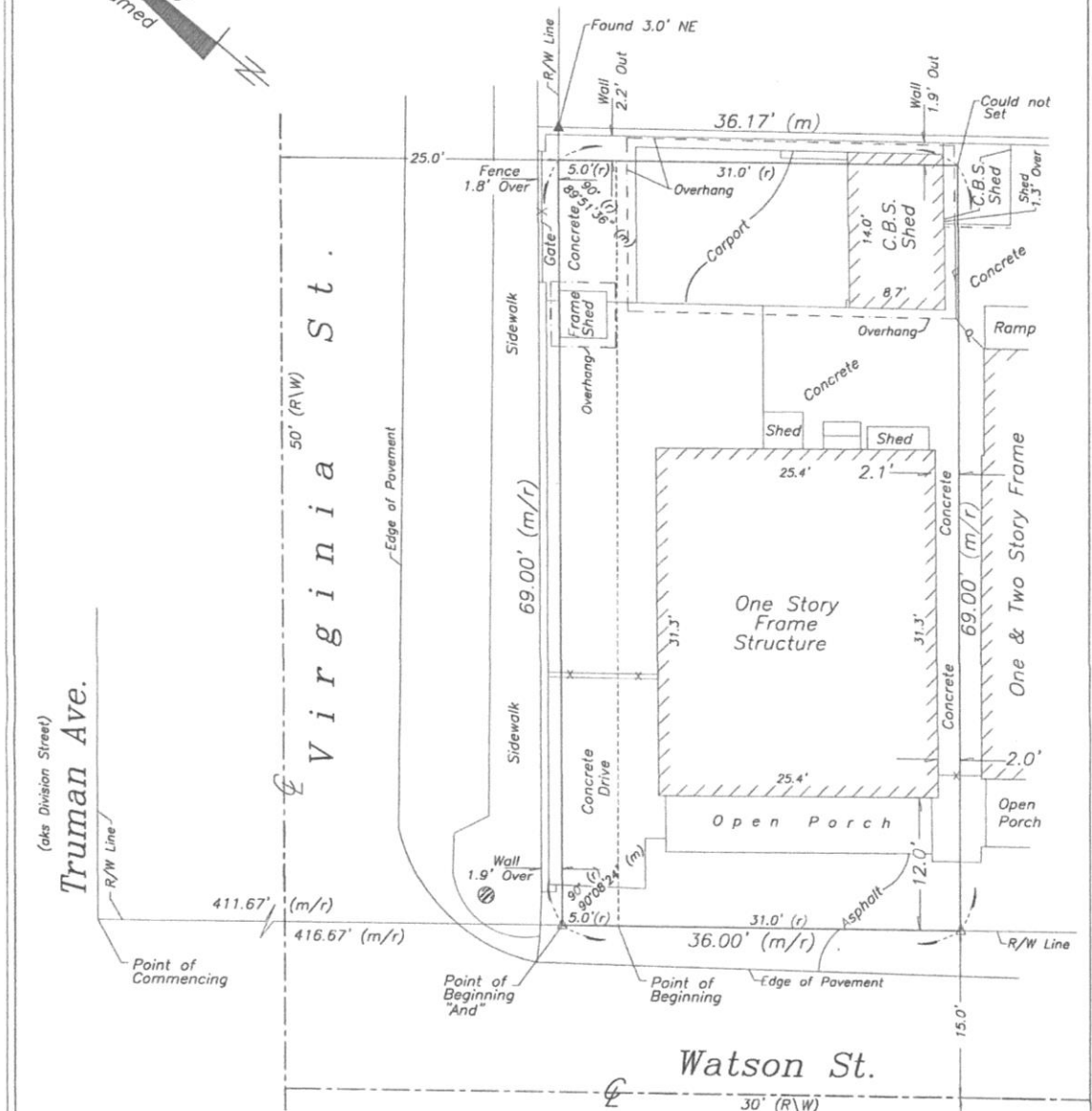
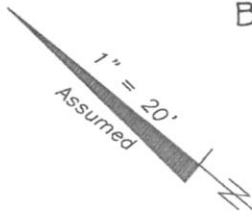


Pemo Dwinings

Left sid

# SURVEY

# Boundary Survey Map of part of Tract 13, ISLAND OF KEY WEST



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (2863)
- △ Set 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

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

Sheet One of Two Sheets

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

Professional Surveyor & Mapper  
FSM #6886

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

VARIANCE/ HARC APPLICATION DRAWINGS  
REMODEL/ BATHROOM ADDITION

1103 Watson Street  
Key West, Florida  
January 19, 2022



Carlos O. Rojas Jr, AIA  
AR 0016754

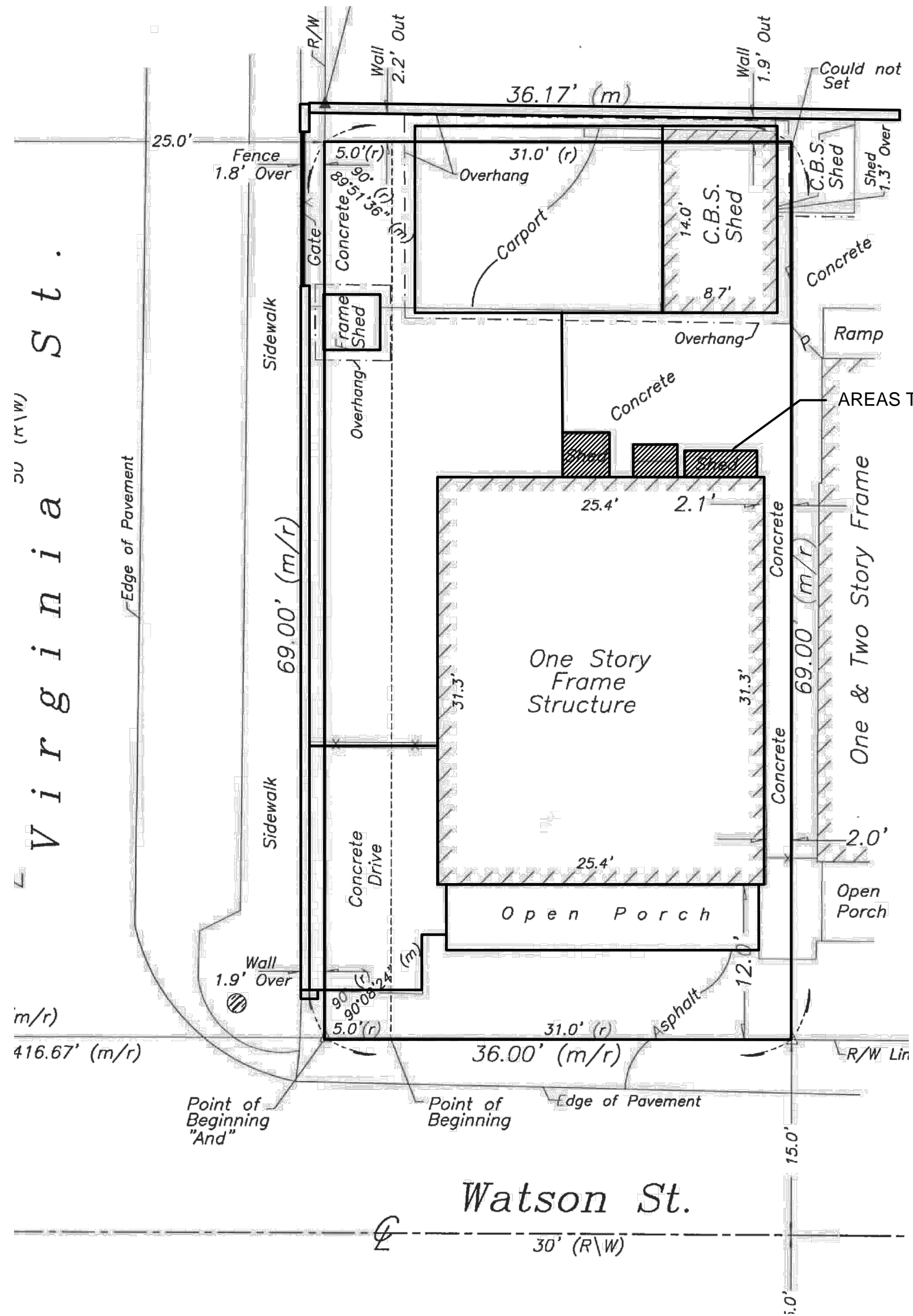
2012 Roosevelt Drive  
Key West, Fl 33040  
(305) 923-3567  
ArchitectKW@Hotmail.com

Schedule of Drawings

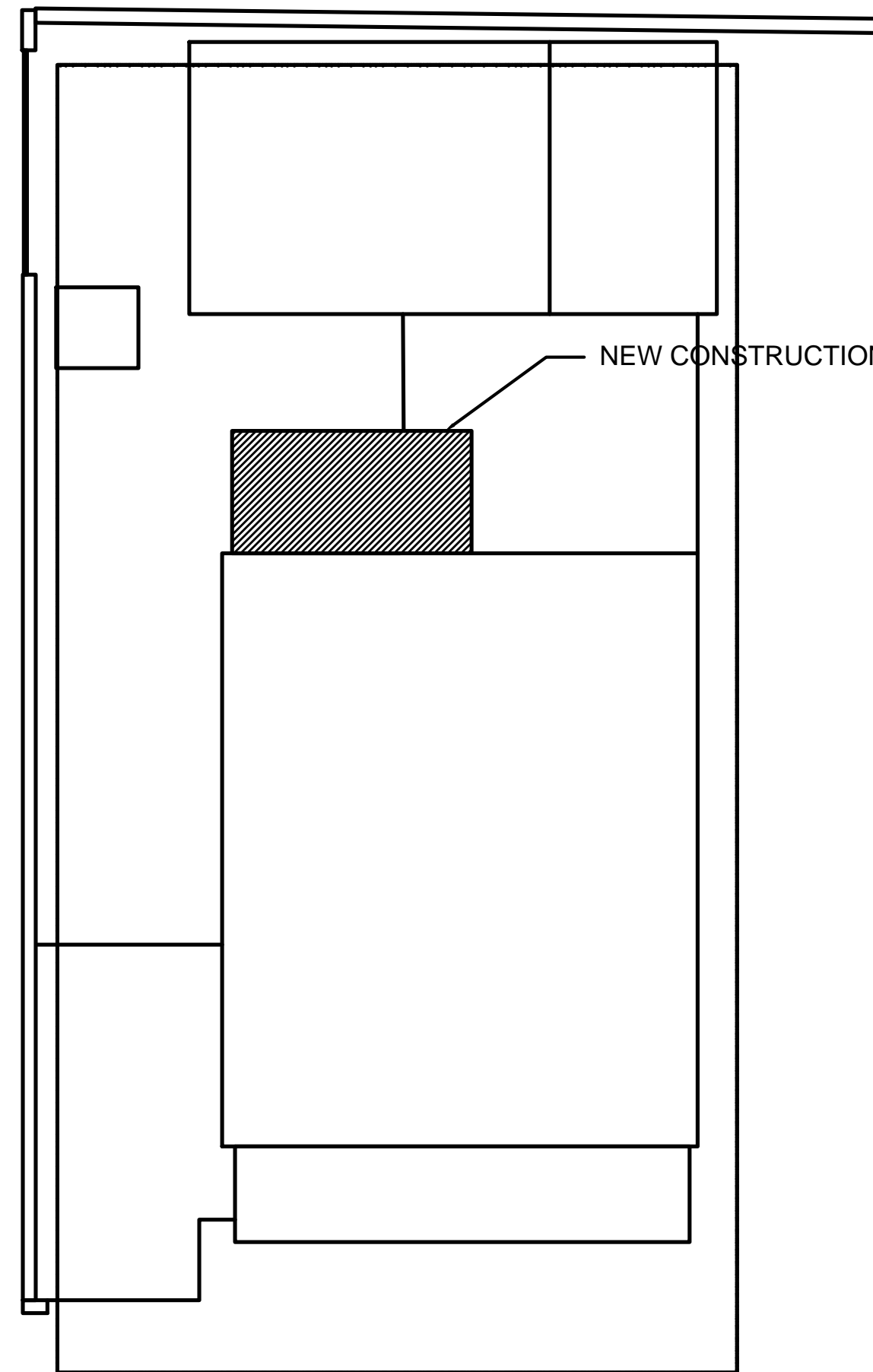
Sht.	Title
T-1	TITLE SHEET SCHEDULE OF DRAWINGS
AB-1	AS BUILT ELEVATIONS
C-1	SITE PLANS
C-2	SITE CALCULATIONS
A-1	1ST FLOOR PLAN
A-2	PROPOSED FRONT AND REAR ELEVATIONS
A-3	PROPOSED SIDE ELEVATIONS

Attached Documents

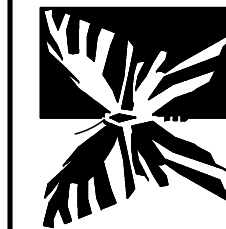
Title
SURVEY/ ELEVATION CERTIFICATE
WINDOW AND DOOR MANUF. SPEC



**SITE PLAN**  
1/8" = 1'-0"



**NEW SITE PLAN**  
1/8" = 1'-0"



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-5667  
ArchitectKW@hotmail.com

Revisions

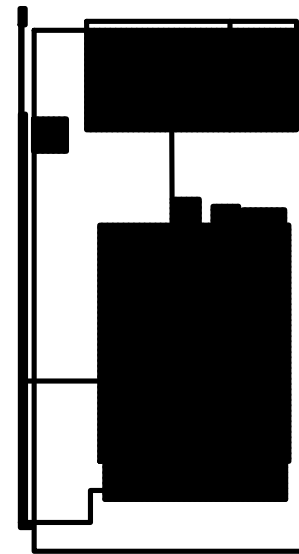

**Carlos O. Rojas, AIA**  
**1103 Watson Street**  
**Key West, Florida**

Project Number  
0120821  
Date  
12/8/2021  
Drawn By  
COR

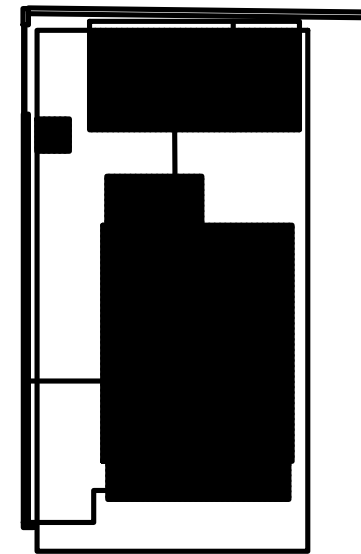
**C1**



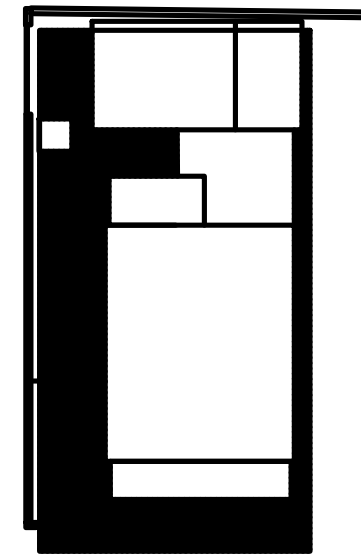
TOTAL SITE  
2589 SQFT



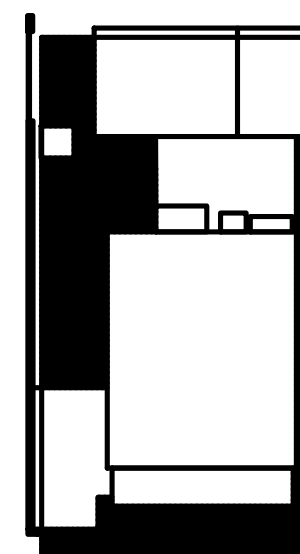
EXISTING BUILDING COVERAGE  
1330.9 SQFT



NEW BUILDING COVERAGE  
1380.6 SQFT



NEW PERVIOUS SURFACE  
1655 SQFT OF IMPERVIOUS SURFACE



EXISTING PERVIOUS SURFACE  
1797 SQFT OF IMPERVIOUS SURFACE

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2589 SF	4000 SF MIN	2589 SF	EXISTING HARDSHIP
BUILDING AREA	1330.9 SF	1035 SF	1380.6 SF	EXISTING NONCONFORMITY EXPANDING BY 2%
BUILDING COVERAGE %	51.3%	40%	53.3%	
IMPERVIOUS COVERAGE	1797 SF	1553.4 SF	1655 SF	EXISTING NONCONFORMITY REDUCING BY 8.1% IN COMPLIANCE
IMPERVIOUS COVERAGE %	69%	60%	63.9%	
BUILDING HEIGHT	16'-3"	30'-0"	16'-3"	IN COMPLIANCE
FRONT SETBACK	7'-0"	10'-0"	7'-0"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	2'-1"	5'-0"	2'-1"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	22'-5"	19'-0"	19'-5"	IN COMPLIANCE
STREET SIDE SETBACK	8'-9"	7'-0"	8'-9"	IN COMPLIANCE

## SITE CALCULATION DIAGRAMS

SEE SITE TABLE FOR NUMERIC DESCRIPTION

### DESIGN DATA:

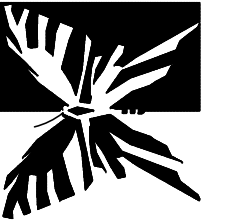
WIND VELOCITY: 180 MPH ASCE 7 - 10  
 VELOCITY PRESSURE: 48.1 P.S.F.  
 WIND IMPORTANCE: 1.0  
 BUILDING CONDITION: ENCLOSED  
 EXPOSURE CATEGORY: "C"

WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10  
 SOIL BEARING 2000 PSF (ASSUMED)  
 COMPACT & TEST ALL FOOTINGS  
 CONC. @ 28 DAYS 2500 PSI  
 REINF. STL. - ASTM A615 GR 40  
 MORTAR TYPE "S"  
 CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)  
 GROUT - 3/8" MIN. AGGREGATE 2.000 PSI  
 ROOF: LIVE LOAD - 40 PSI  
 DEAD LOAD - 25 PSI

FLOOR LOADING:  
 LIVING AREAS-----50 PSF (LIVE LOAD)  
 DECKS/ENTRYS-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE  
 LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

I CERTIFY THAT THESE DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 2020.



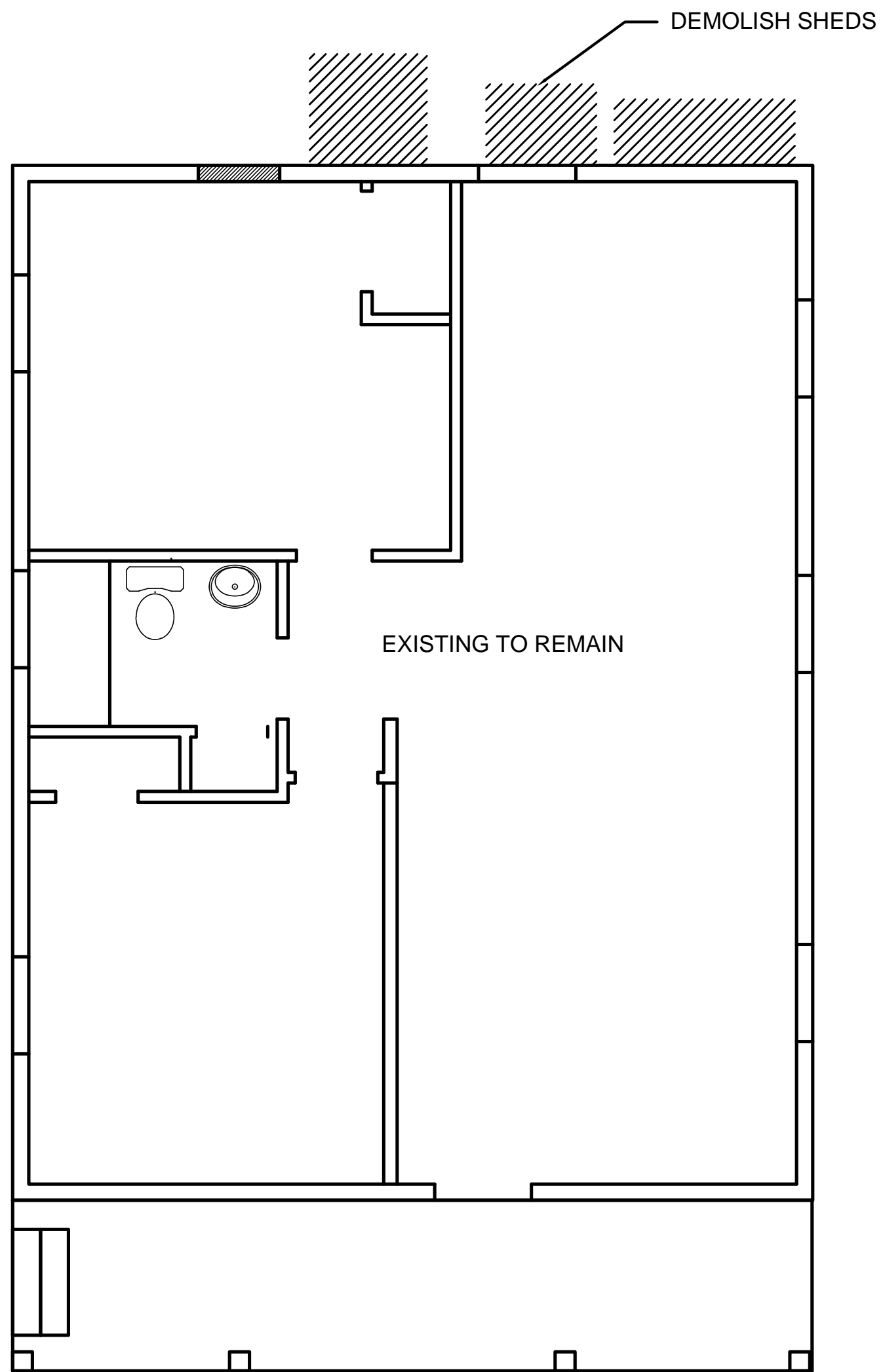
Carlos O. Rojas, AIA  
 AR 0016154  
 2012 Roosevelt Drive  
 Key West, FL 33040  
 (305) 292-4870  
 (305) 923-3867  
 ArchitectKV@hotmail.com

Revisions

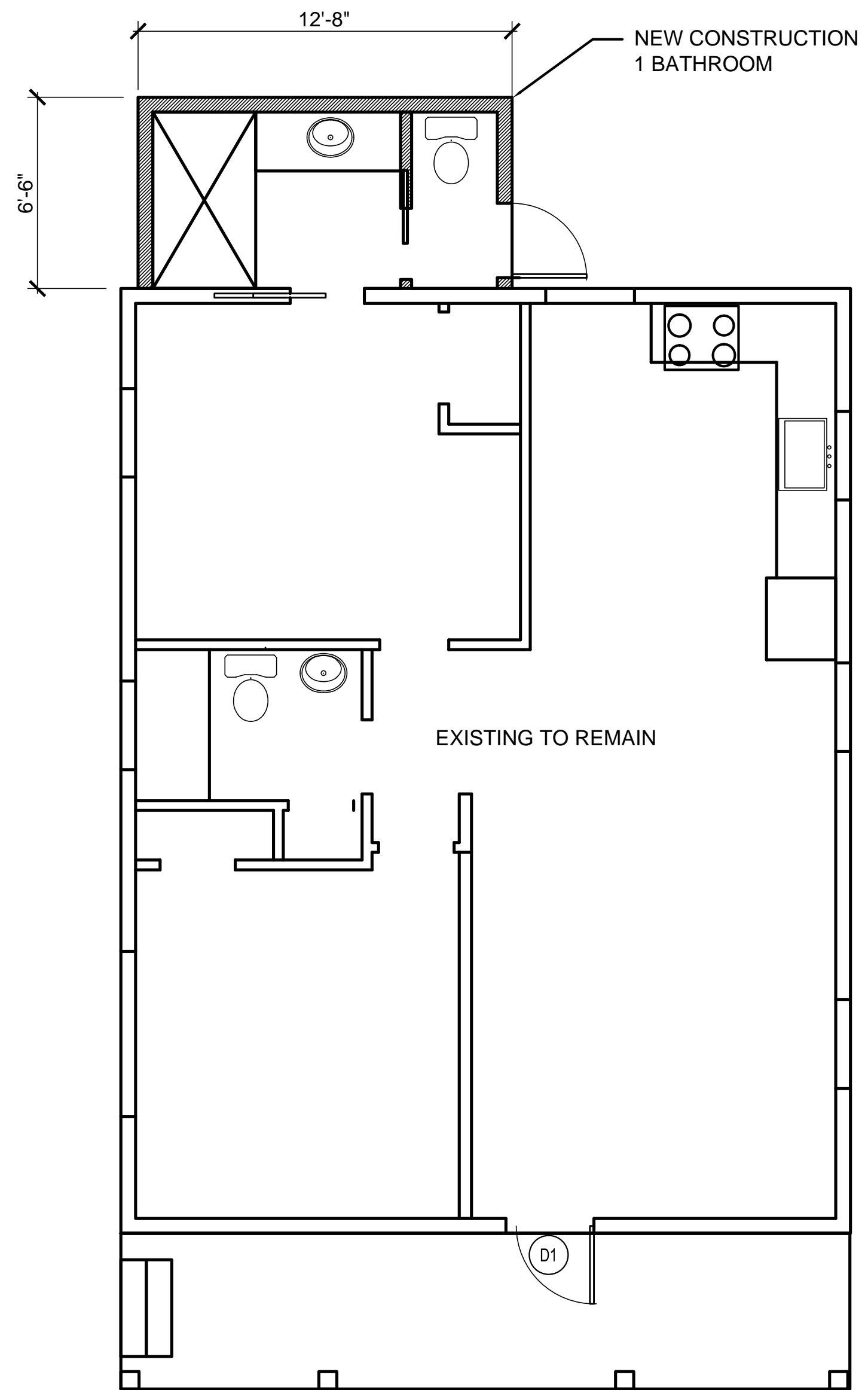
Carlos O. Rojas, AIA  
 1103 Watson Street  
 Key West, Florida

Project Number  
0120821  
 Date  
12/8/2021  
 Drawn By  
COR

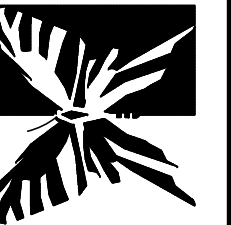




**DEMO PLAN**  
1/4" = 1'-0"



**FLOOR PLAN**  
1/4" = 1'-0"



Carlos O. Rojas, AIA  
AR 0016754  
2012 Roosevelt Drive  
Key West, FL 33040  
(305) 292-4870  
(305) 923-3567  
ArchitectKV@hotmail.com

Revisions

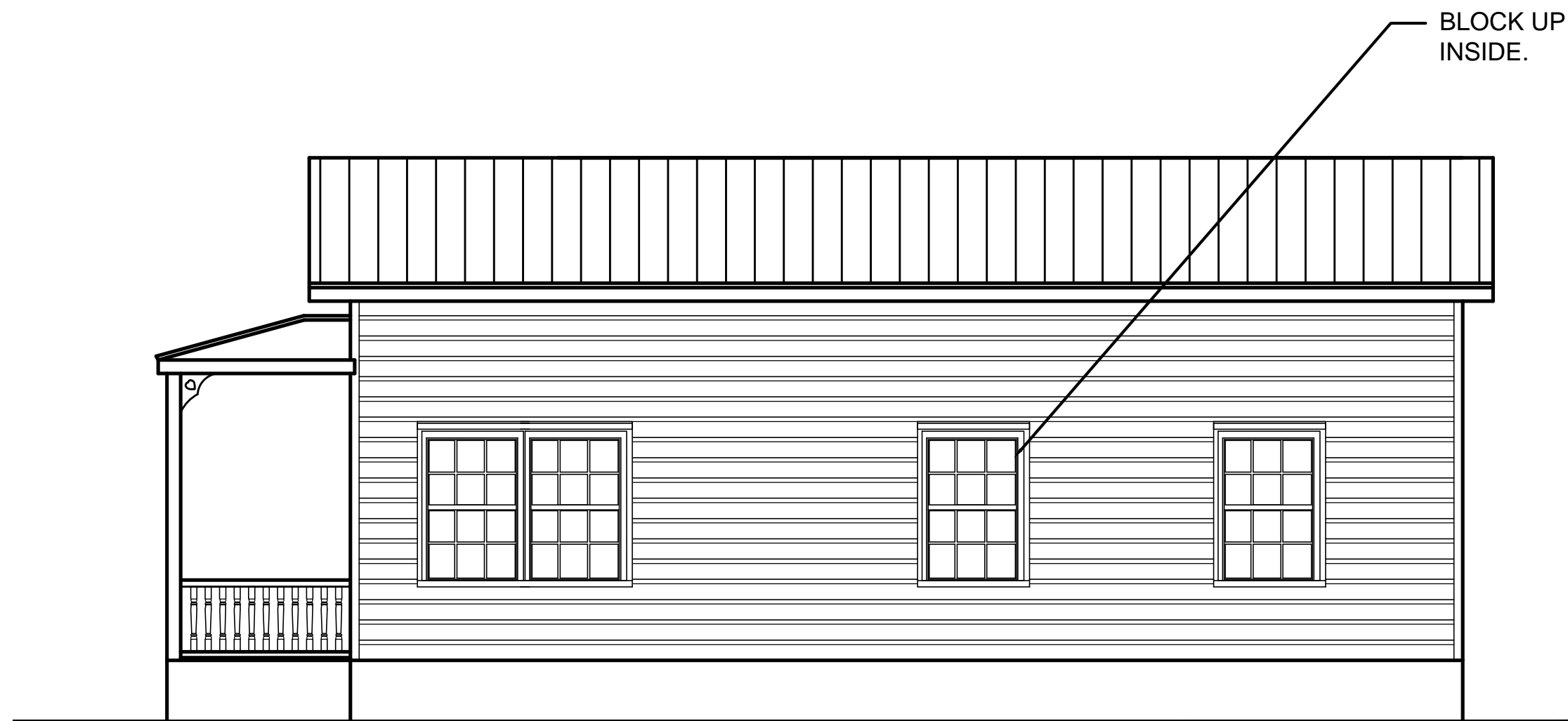
NO.	DESCRIPTION

**Carlos O. Rojas, AIA**  
1103 Watson Street  
Key West, Florida

Project Number  
0120821  
Date  
12/8/2021  
Drawn By  
COR

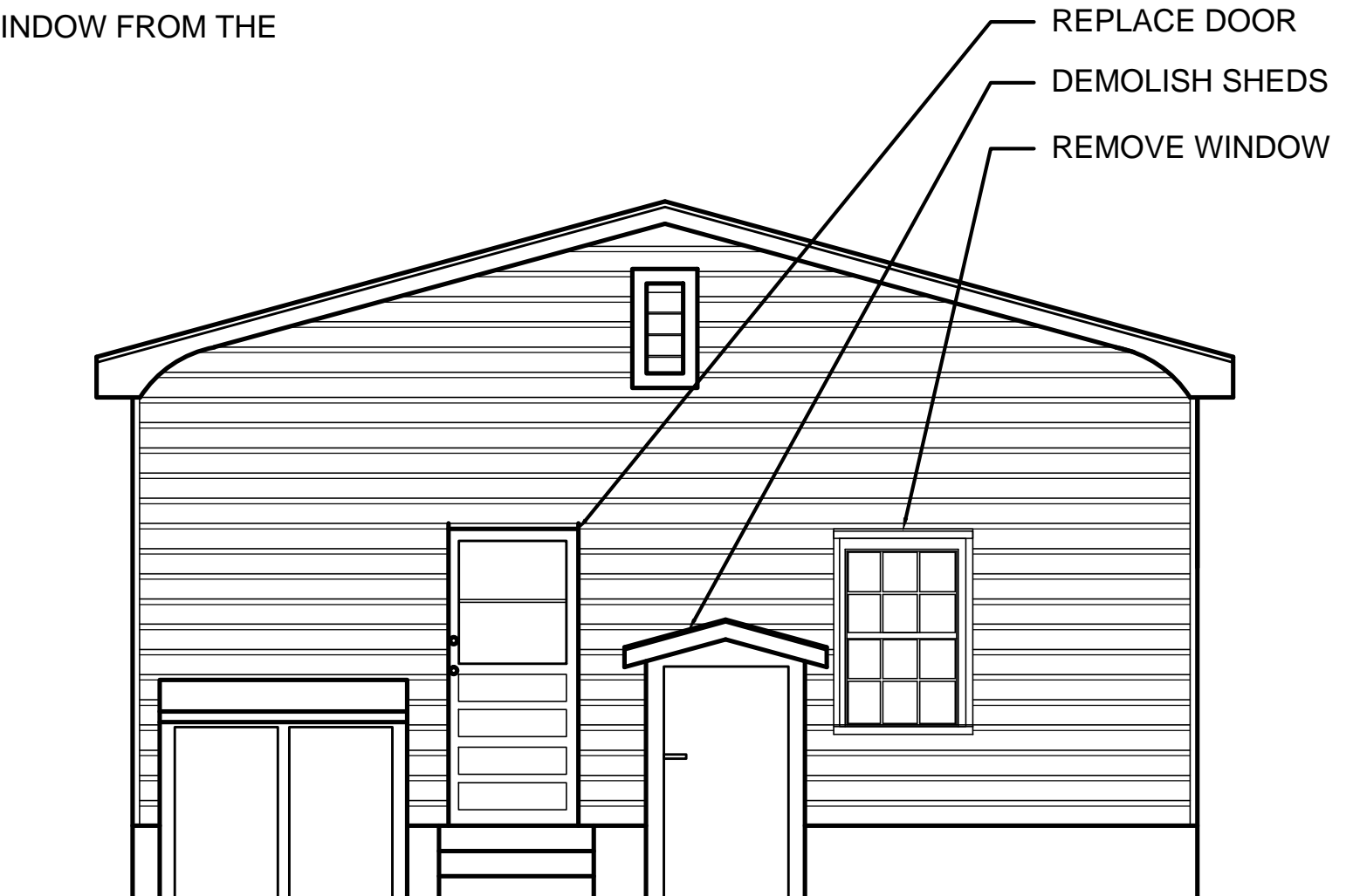
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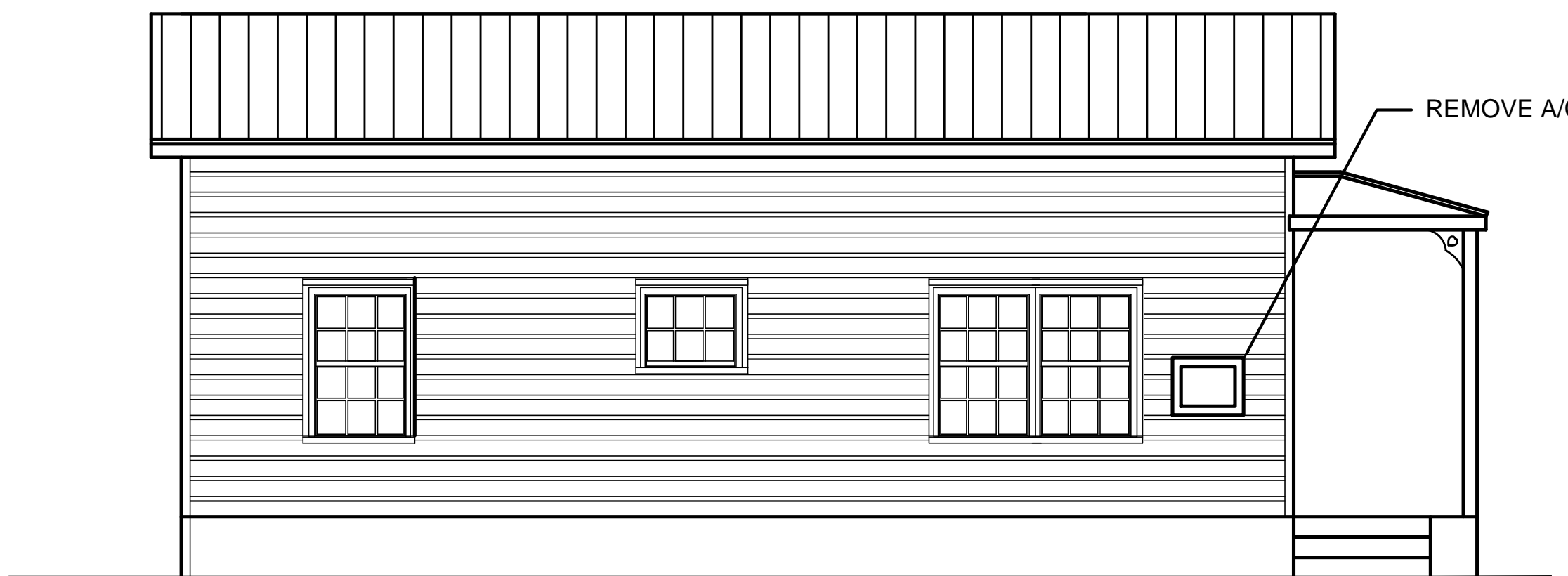
**EXISTING RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**EXISTING REAR ELEVATION**

1/4" = 1'-0"



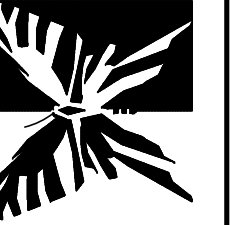
**EXISTING LEFT SIDE ELEVATION**

1/4" = 1'-0"



**EXISTING FRONT ELEVATION**

1/4" = 1'-0"



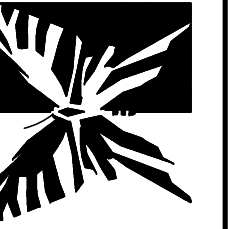
Carlos O. Rojas, AIA  
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Revisions


Carlos O. Rojas, AIA  
1103 Watson Street  
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Date  
12/8/2021  
Drawn By  
COR

**AB1**



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ArchitectKW@hotmail.com

Revisions

Revisions

Carlos O. Rojas, AIA  
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Key West, Florida

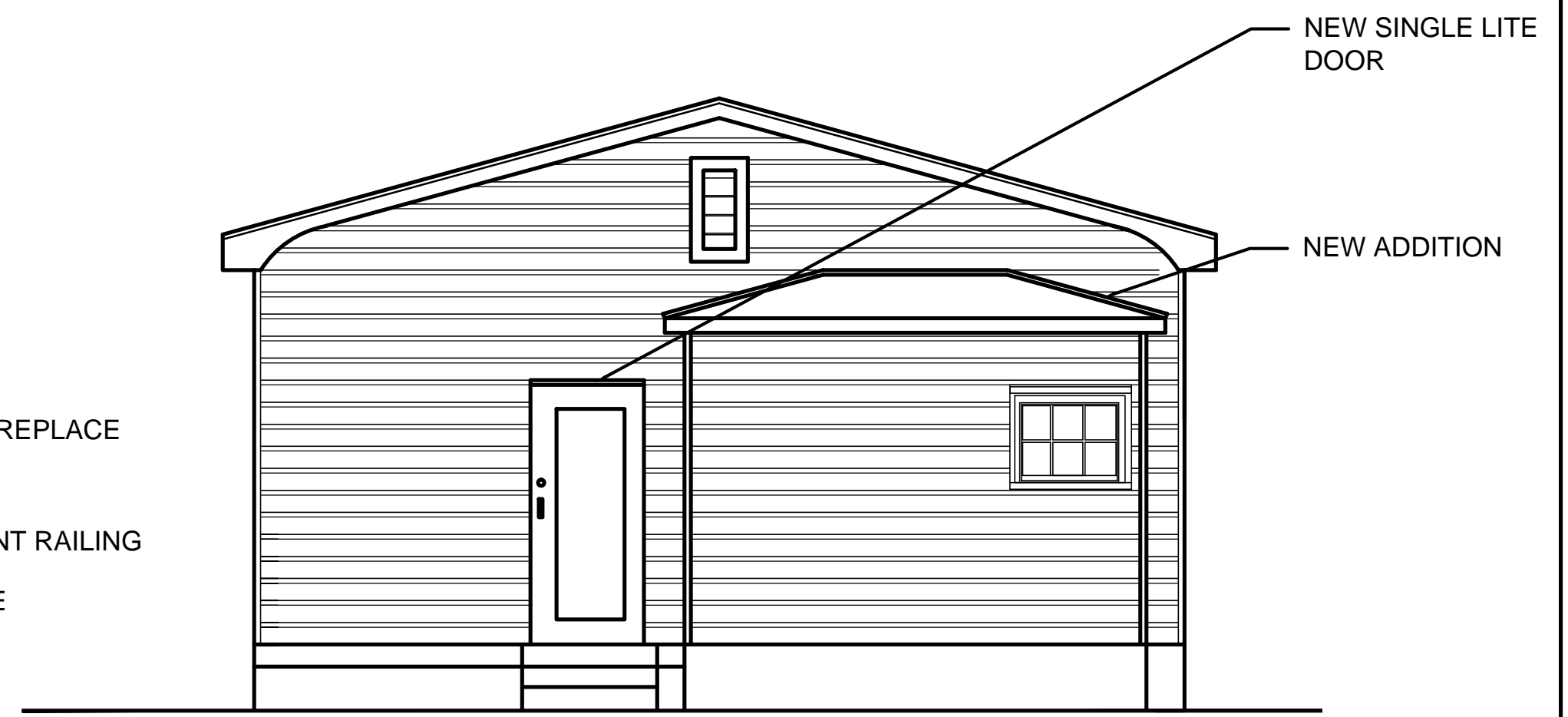
Project Number  
0120821  
Date  
12/8/2021  
Drawn By  
COR

A2



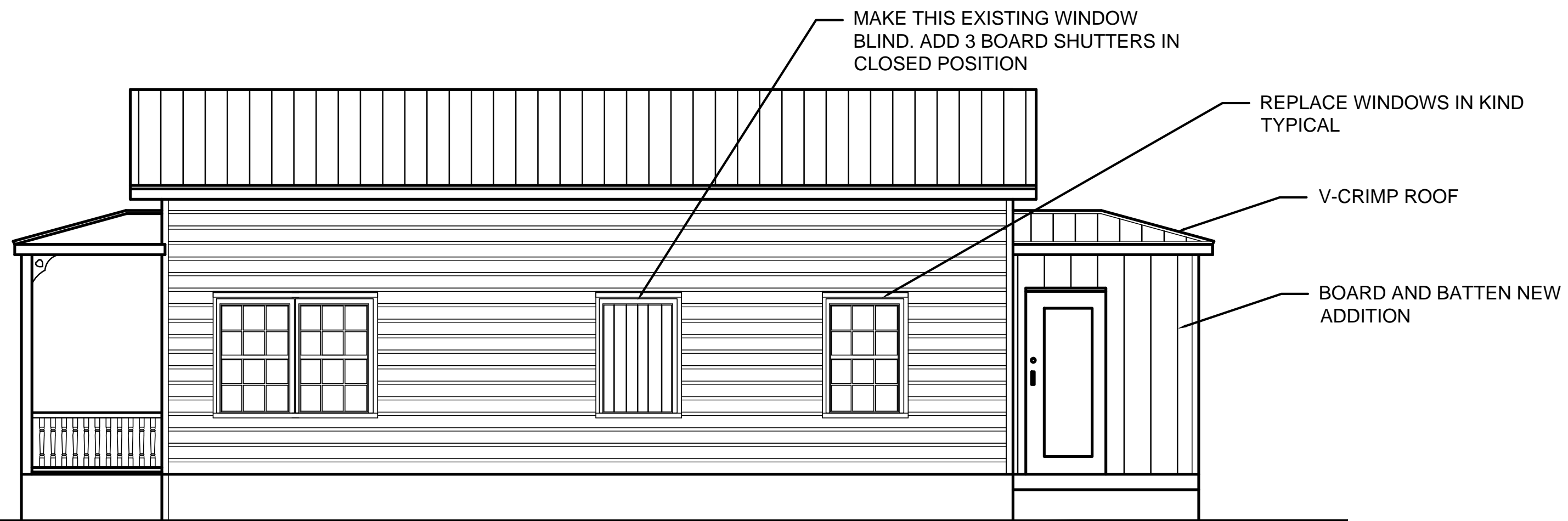
**NEW FRONT ELEVATION**

1/4" = 1'-0"



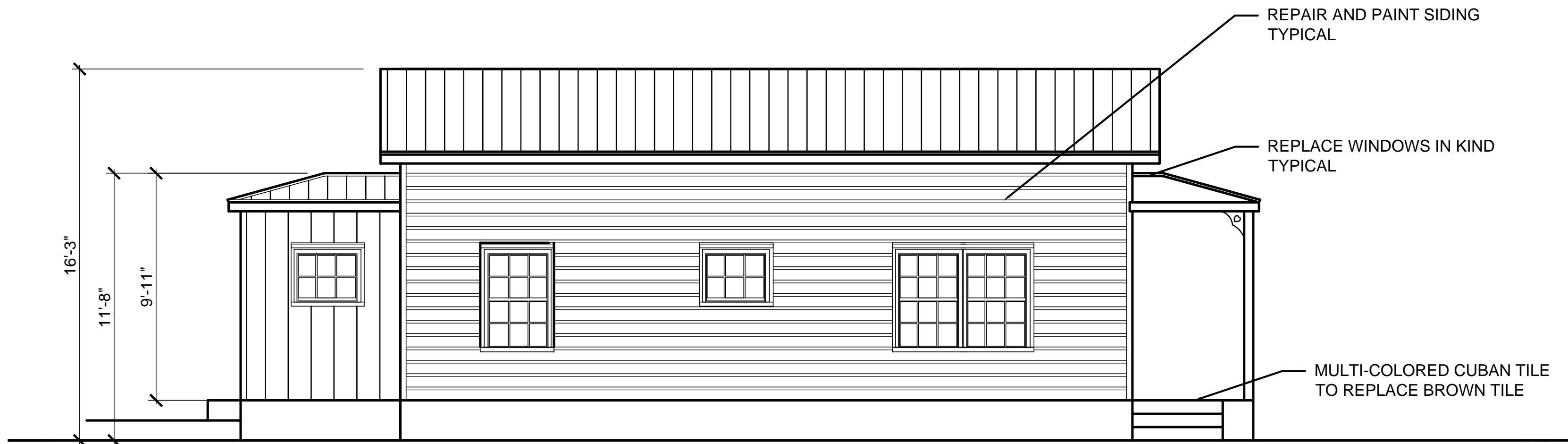
**NEW REAR ELEVATION**

1/4" = 1'-0"



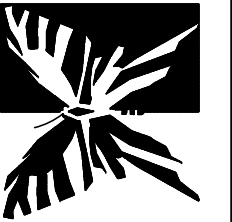
**NEW RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**NEW LEFT SIDE ELEVATION**

1/4" = 1'-0"



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Revisions

**Carlos O. Rojas, AIA**  
**1103 Watson Street**  
**Key West, Florida**

Project Number  
0120821  
Date  
12/8/2021  
Drawn By  
COR

**A3**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

## **RENOVATIONS TO EXISTING HOUSE AND REAR ADDITION. DEMOLITION OF NON-HISTORIC SHEDS.**

**#1103 Watson Street**

**Applicant – Carlos Rojas    Application #H2022-0022**

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION

**qPublic.net**™ Monroe County, FL

**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 00033480-000000  
 Account# 1034274  
 Property ID 1034274  
 Millage Group 10KW  
 Location 1103 WATSON ST, KEY WEST  
 Address  
 Legal KW GWYNN SUB PT OF TR-13 G68-48 OR138-436/37 OR2248-1327/28 OR2903-859  
 Description OR2903-860 OR2932-1696 OR3108-2241  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

SHANNON ROBERT  
 5025 Clear Valley Pl  
 Brandywine MD 20613

SHANNON JOANNE  
 5025 Clear Valley Pl  
 Brandywine MD 20613

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$107,641	\$89,701	\$85,856	\$87,138
+ Market Misc Value	\$4,826	\$4,826	\$4,826	\$4,821
+ Market Land Value	\$308,979	\$338,732	\$331,866	\$327,861
= Just Market Value	\$421,446	\$433,259	\$422,548	\$419,820
= Total Assessed Value	\$421,446	\$433,259	\$422,548	\$132,031
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	(\$25,500)
= School Taxable Value	\$396,446	\$408,259	\$422,548	\$106,531

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (0100)	2,139.00	Square Foot	31	69

**Buildings**

Building ID 2644  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1/ R1  
 Gross Sq Ft 1306  
 Finished Sq Ft 775  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 112  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 27  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1948  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 300  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	294	0	70
OPX	EXC OPEN PORCH	125	0	60
FLA	FLOOR LIV AREA	775	775	112
SBF	UTIL FIN BLK	112	0	44
<b>TOTAL</b>		<b>1,306</b>	<b>775</b>	<b>286</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1974	1975	1	322 SF	2
FENCES	1974	1975	1	632 SF	5
LC UTIL BLDG	1984	1985	1	12 SF	1
WALL/AIR COND	1987	1988	1	1 UT	1
FENCES	1999	2000	1	50 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2021	\$600,000	Warranty Deed	2327701	3108	2241	01 - Qualified	Improved
10/19/2018	\$100	Quit Claim Deed	2191456	2932	1696	30 - Unqualified	Improved
3/15/2018	\$0	Death Certificate	2166080	2903	860	88 - Unqualified	Improved

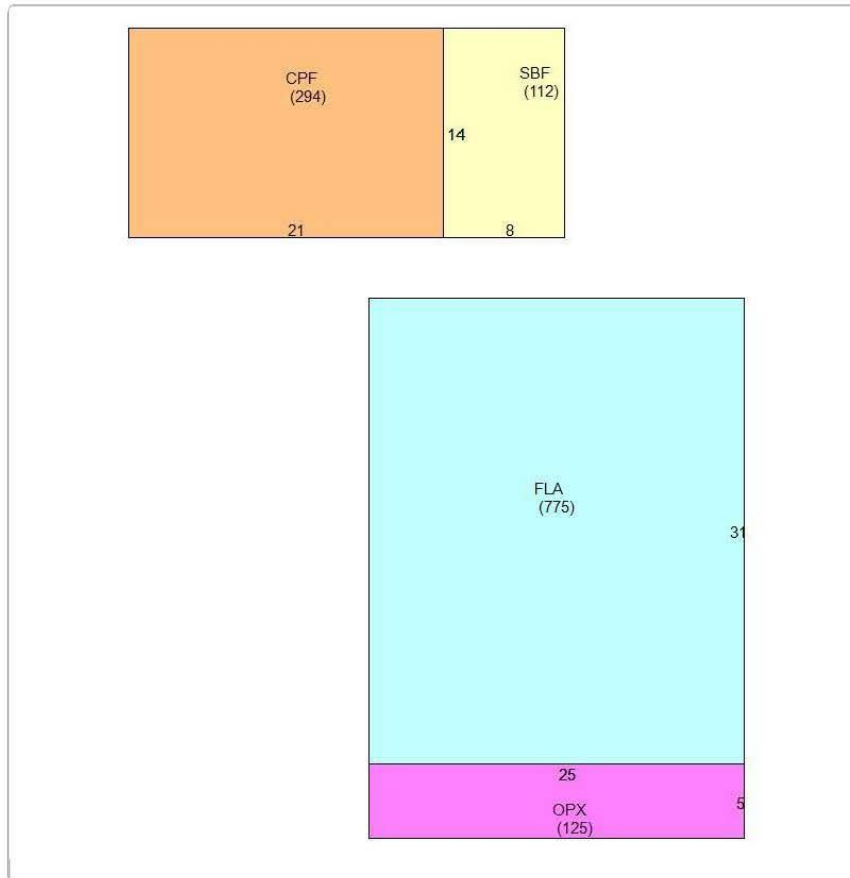
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0614	5/5/2022	3/16/2022	\$12,000	Residential	R&R metal v-cr/imp grace ice & water shield ridge cap 5 v-cr/imp metal roofing
0102338	6/19/2001	12/26/2001	\$800	Residential	3SQS V-CRIMP

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





**Photos**



**Map**



**TRIM Notice**

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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