Staff Report

Historic Architectural Review Commission

Staff Report
Item 9-b

Meeting Date:	November13, 2012
Applicant:	Meridian Engineering
Application Number:	H12-01-1746
Address:	#525 Simonton Street
Description of Work:	Demolition of existing gable roof cottage.
Guidelines/ Ordinance Cited in Review:	Ordinance for Demolition for non-contributing structures- Sec. 102-217 (2) Guidelines for demolition (page 39)

Staff Analysis

Part of the structure in question used to be a carport that was expanded to its back side and converted into a unit. It is staff's opinion that the actual gable roof, its structure and metal cover are not historic.

Consistency with

1. The proposed demolition will be for a non-historic roof. It is staff's opinion that the original structure has been altered and that will not be deemed to be reconsidered as a contributing resource in a near future.

It is staff's opinion that the proposed request for demolition is consistent with the ordinance for demolition. Since the existing cottage is not listed in the surveys, if approved, this request will require one reading.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H12-01-1746

OWNER'S NAME: KEY WEST ROX LLC

DATE: 10/25/12

OWNER'S ADDRESS: 8217 MARSHAL AVE, MARGATE CITY, NJ

PHONE #: 215-510-0440

APPLICANT'S NAME: MERIDIAN ENGINEERING LLC

PHONE #: 305-293-3263

APPLICANT'S ADDRESS: 201 FRONT ST., STE 210, KEY WEST

ADDRESS OF CONSTRUCTION: 525 SIMONTON

OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
2nd story addition to existing one-story cottage.

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.

RECEIVED
OCT 25 2012
CITY OF KEY WEST
PLANNING DEPT.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 10/25/12

Applicant's Signature: _____

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval:

_____

Fee Due:$_____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

****

Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

_____

_____

_____

_____

HARC Comments:

MAIN House is listed as contributing. Built ca. 1890.

_____

_____

_____

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

_____

_____

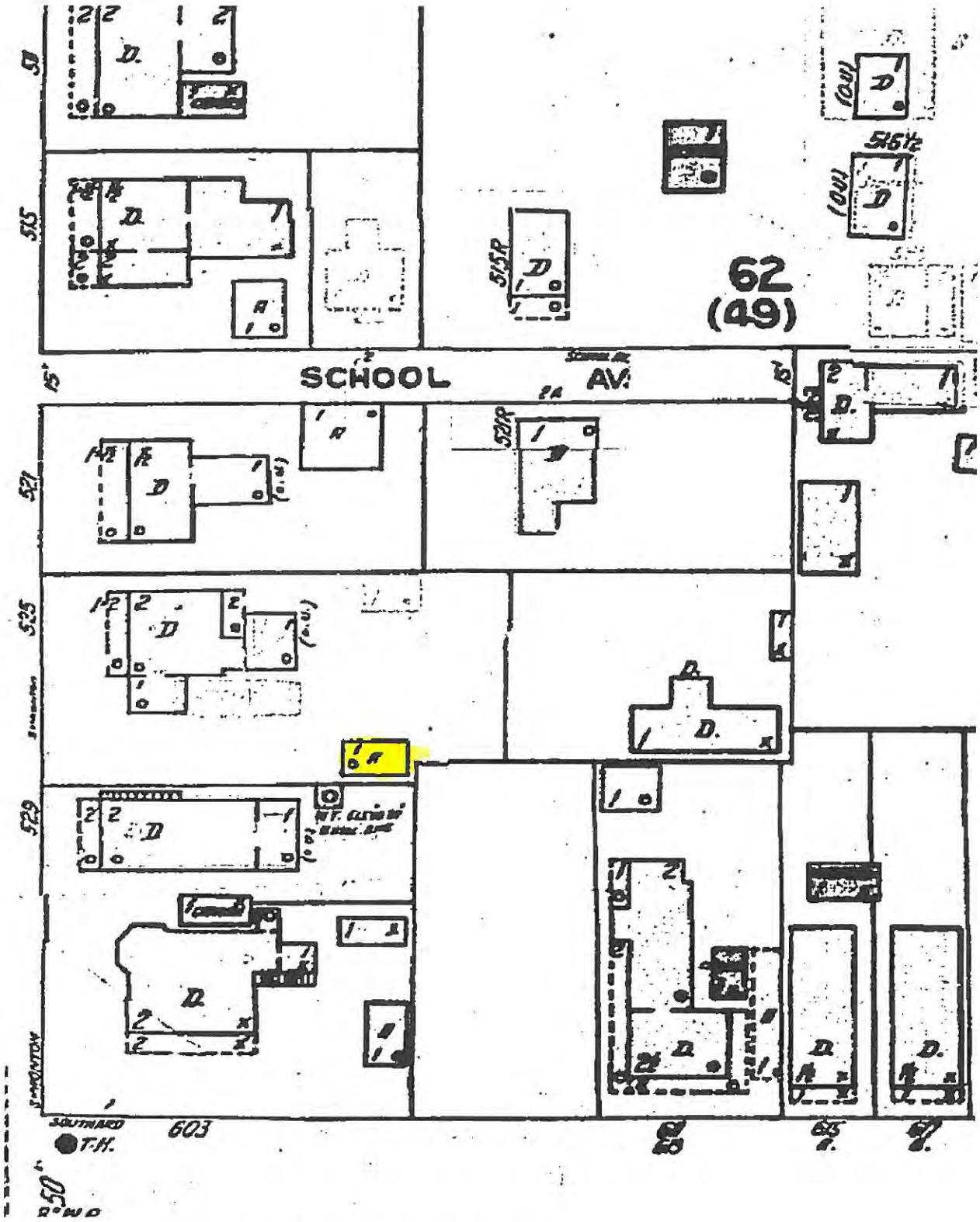
_____

_____

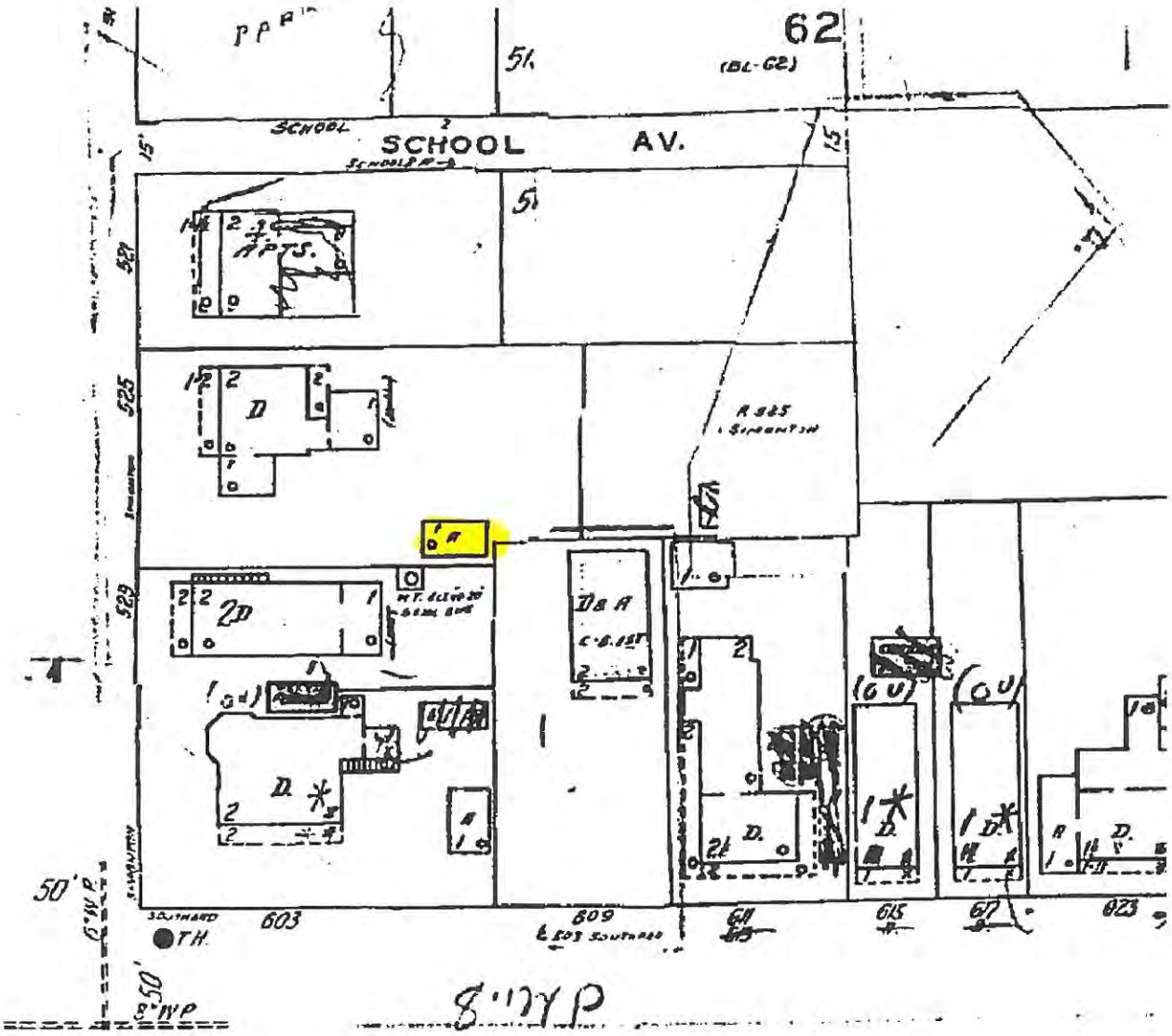
Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#525 Simonton Street Sanborn map 1948



#525 Simonton Street Sanborn map 1962

Project Photos

Photo taken by the Property Appraiser's office c1965; 525 Simonton Street; built c1890; Monroe County Library

Photo 1: View of property from Simonton. The main building is an existing 2 ½ story house along Simonton. The one story cottage is setback approx 70 ft from the street.

Photo 2: View of the one story cottage from the driveway.

Photo 3: View looking to the north along Simonton Street.

Photo 4: View looking to the south along Simonton Street

Photo 5: View of one and half structure to the north of the subject property.

Photo 6: View of the two story structure to the south of the subject property.

Photo 7: View across Simonton from the subject property.

Photo 8: View of the cottage from the north side of the property.

Photo 9: Another view of the north side of the cottage.

Photo 10: View to the west showing the cottage and main building

Photo 11: View of the south side of the cottage.

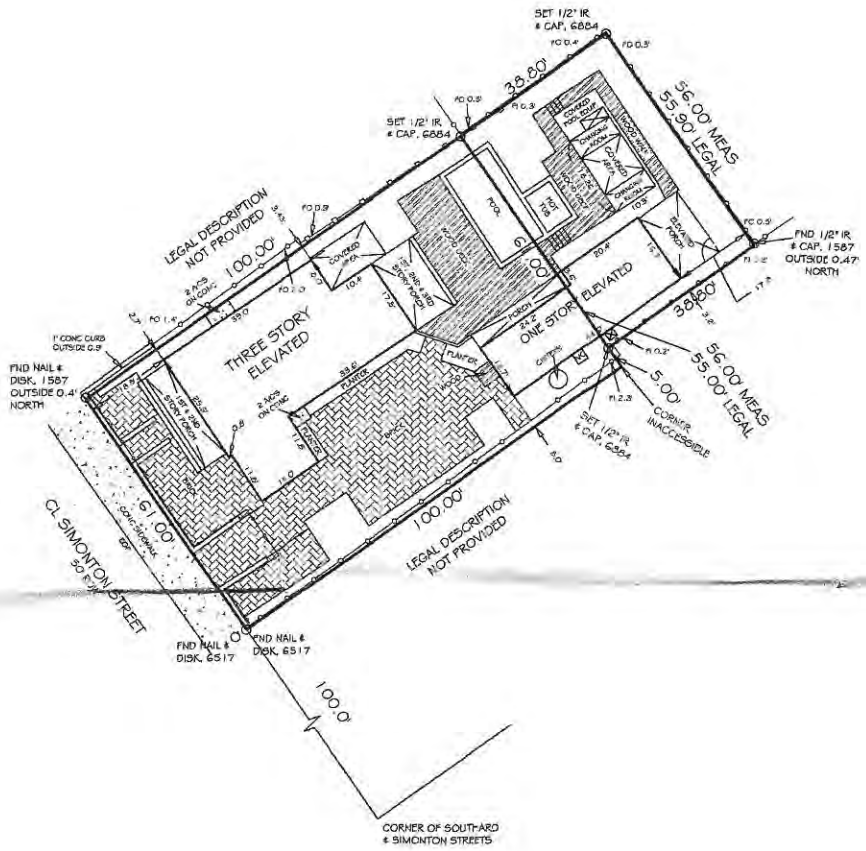
Photo 12: View of the rear (east side) of the building.

Photo 13: View of the front (west side) of the cottage and main house.

Photo 14: View of the one and half story neighboring structure along the rear of the property.

Survey

LOCATION MAP - N.T.S.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
525 SIMONTON STREET
KEY WEST, FL
33040

LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot 4 in Square 49; COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the corner of Simonton and Southard Streets, and running then along said Simonton Street in a Northwesterly direction, 61 feet; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 61 feet; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

ALSO

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot 4 in Square 49; COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the corner of Simonton and Southard Streets, and thence Northeasterly and perpendicular to the said Simonton Street for a distance of 100 feet; thence Northwesterly at right angles for a distance of 5.00 feet to the Point of Beginning of the parcel of land being described herein; thence Northeasterly at right angles for a distance of 38.8 feet to an existing chain link fence; thence Northwesterly along said fence for a distance of 55.9 feet; thence Southwesterly along a chain link fence for a distance of 38.8 feet; thence Southeasterly for a distance of 55.0 feet back to the Point of Beginning.

CERTIFIED TO -
ELLIOT FAVIER
525 SIMONTON STREET DEVELOPEMENT COMPANY, LLC
ORION BANK, its successors and/or assigns
TRUE TITLE AGENCY, INC.
ATTORNEYS' TITLE INSURANCE FUND, INC.

MAP OF BOUNDARY SURVEY
PART OF LOT 4 IN SQUARE 49
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THIS SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
C = CHIMNEY
CM = CONCRETE MONUMENT
CONC = CONCRETE
CNTRD = CENTERED
DE&ME = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ESMT = EASEMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NAVD = NATIONAL GEODETIC VERTICAL DATUM (1988)
NTS = NOT TO SCALE
PC = POINT OF CURVE
*PCC = POINT OF COMPOUND CURVE
*PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PT = POINT OF TANGENCY
*POB = POINT OF BEGINNING
*POI = POINT OF INTERSECTION
*POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RCS = ROOF CORNICE
RDL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
SCWL = POINT OF WAY LINE
TYP = TYPICAL
UE&DE = UTILITY EASEMENT & DRAINAGE EASEMENT
UP = UTILITY POLE
WM = WATER METER

SCALE:	1"=20'
FIELD WORK DATE	05/06/04
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	4050305

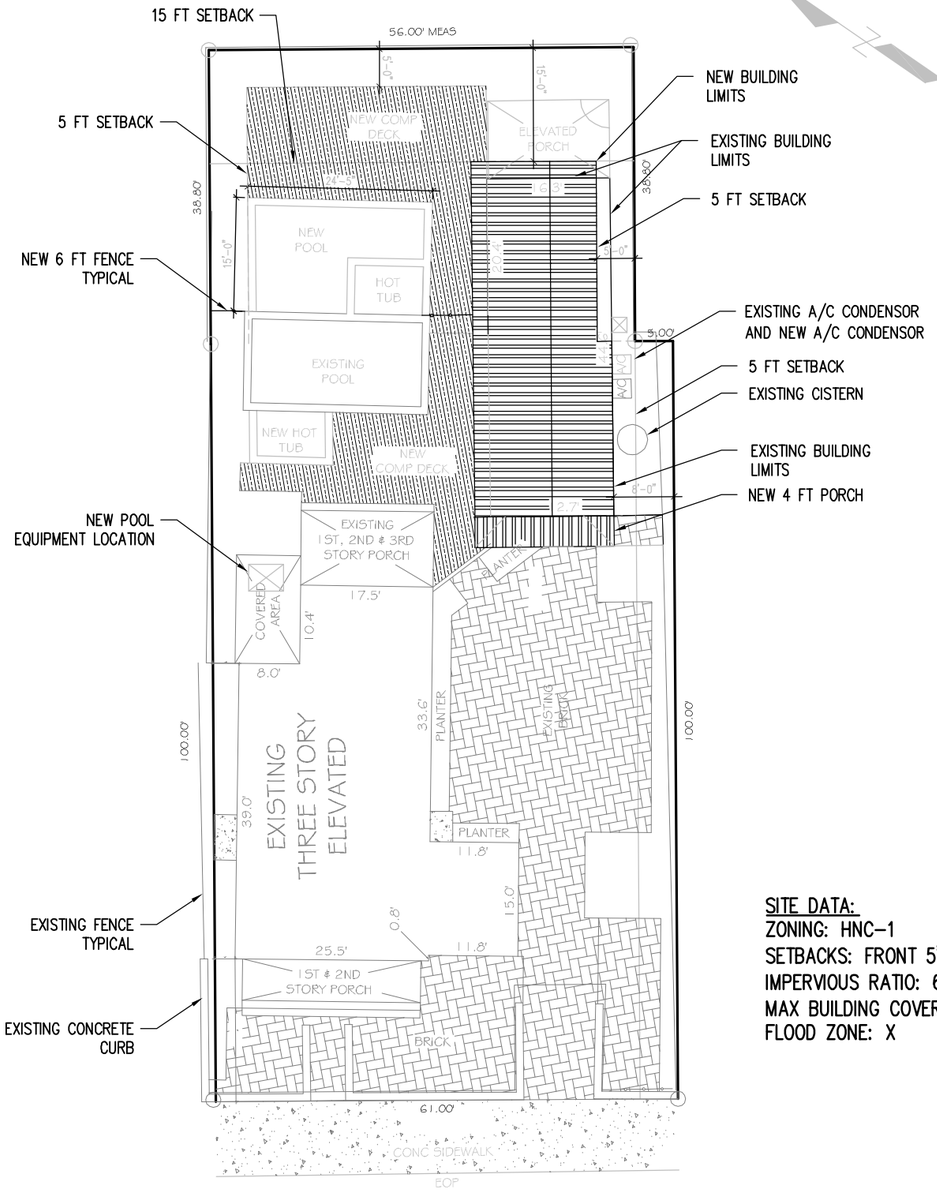
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B-II HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(5) (SETBACKS), 1(6)(ENCROACHMENTS), & 1(8)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED _____
ROBERT E. REECE, PSM #5483, PROFESSIONAL SURVEYOR AND MAPPER, LB #6604

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1346
FAX (305) 872 - 5622

Proposed design



2 A-1 **PROPOSED SITE PLAN**

SCALE: 1"=20'-0"

SITE DATA:

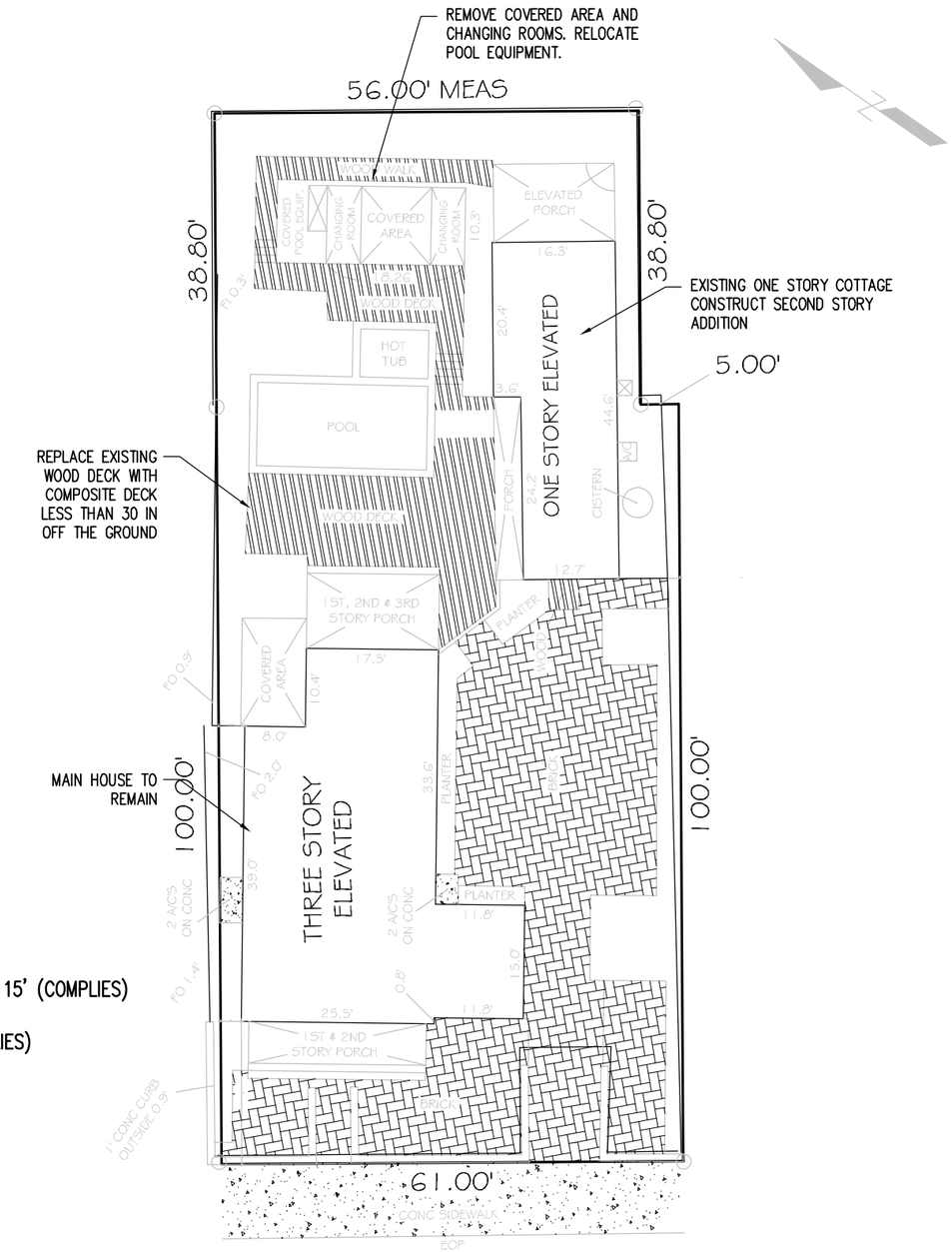
ZONING: HNC-1

SETBACKS: FRONT 5'; SIDE 5'; REAR 15' (COMPLIES)

IMPERVIOUS RATIO: 60 (COMPLIES)

MAX BUILDING COVERAGE: 50 (COMPLIES)

FLOOD ZONE: X



1 A-1 **EXISTING SITE PLAN**

SCALE: 1"=20'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-8283 fax:293-8669

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

525 SIMONTON
Commercial Addition

525 SIMONTON ST.
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No.	Scale:

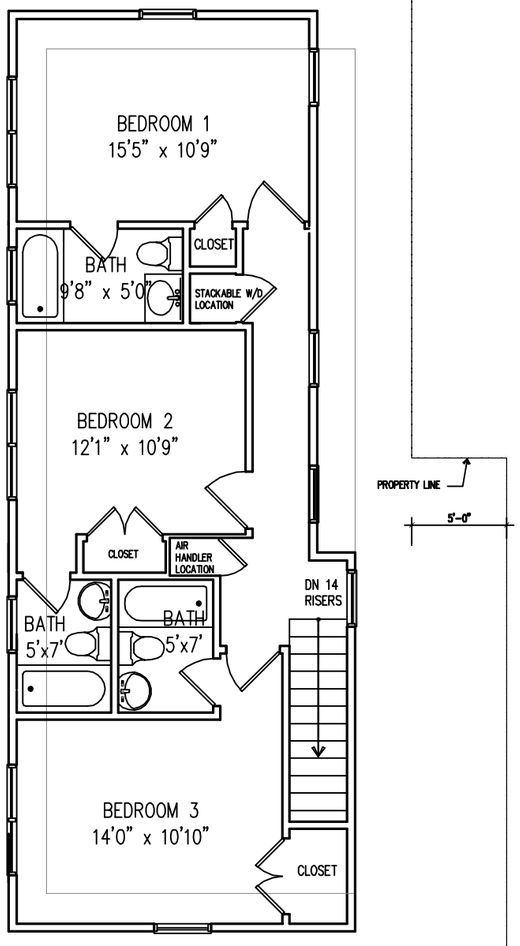
AutoCad File No.

Revisions:

Title: SITE PLANS

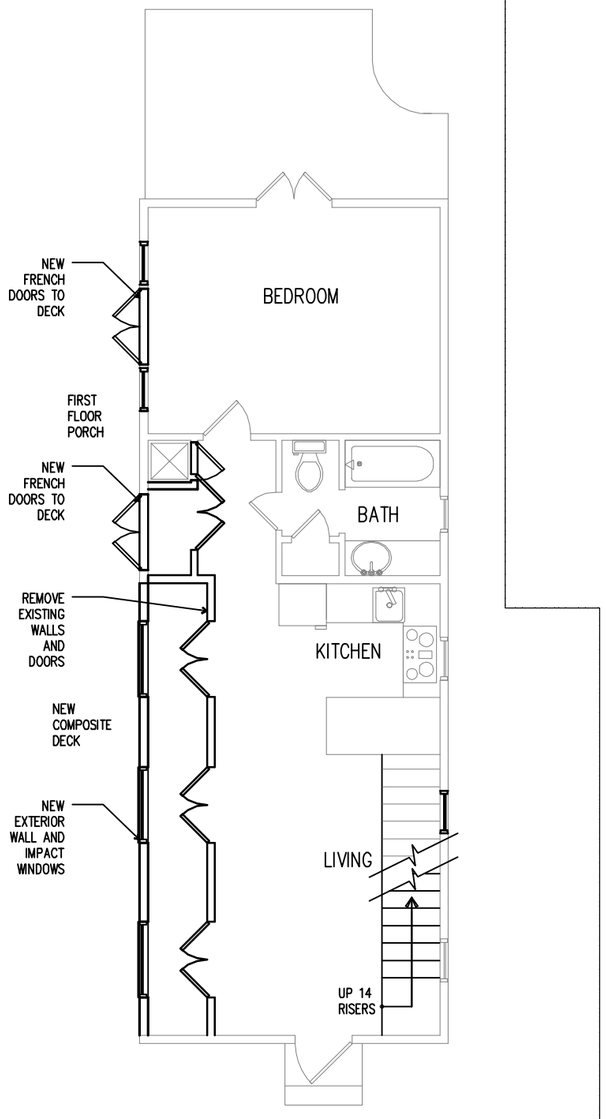
Sheet Number: A-1

Date: OCT 24, 2012



2 A-1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 A-1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-8283 fax:293-8669

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

525 SIMONTON
Commercial Addition

525 SIMONTON ST.
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No.	Scale:

AutoCad File No.

Revisions:

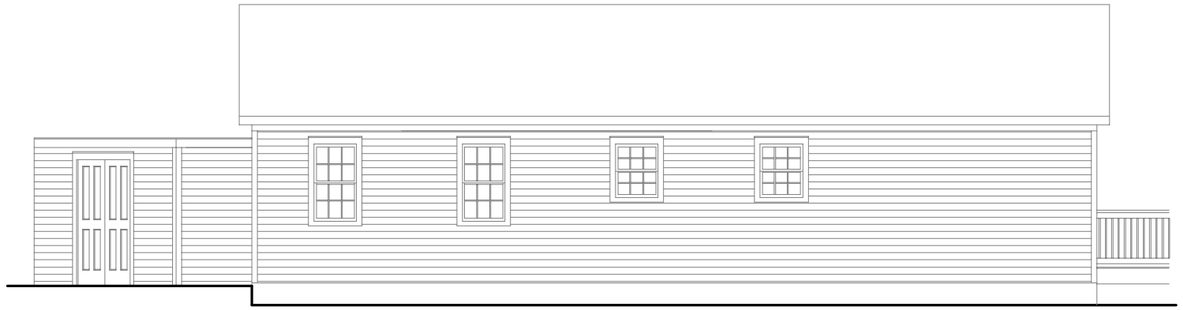
Title:

FLOOR PLANS

Sheet Number:

A-2

Date: OCT 24, 2012

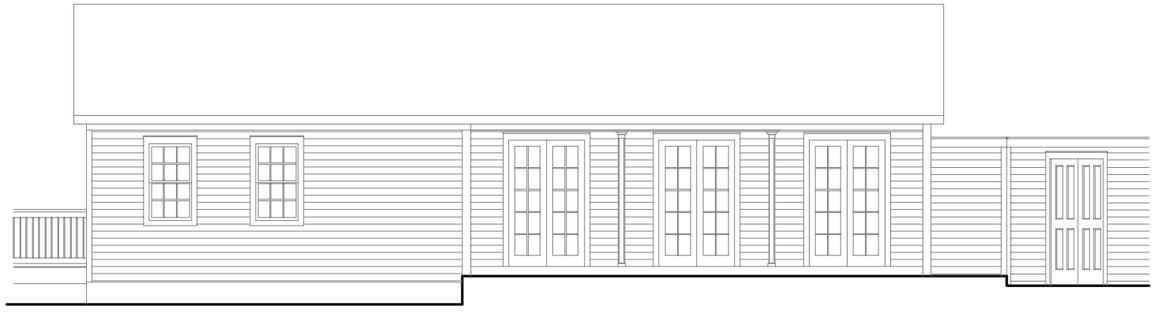


4 A-3 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3 A-3 EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



2 A-3 EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1 A-3 EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-8283 fax:293-8699

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

525 SIMONTON
Commercial Addition

525 SIMONTON ST.
KEY WEST, FLORIDA

Drawn By:	Checked By:
PCS	RJM
Project No.	Scale:

AutoCad File No.

Revisions:

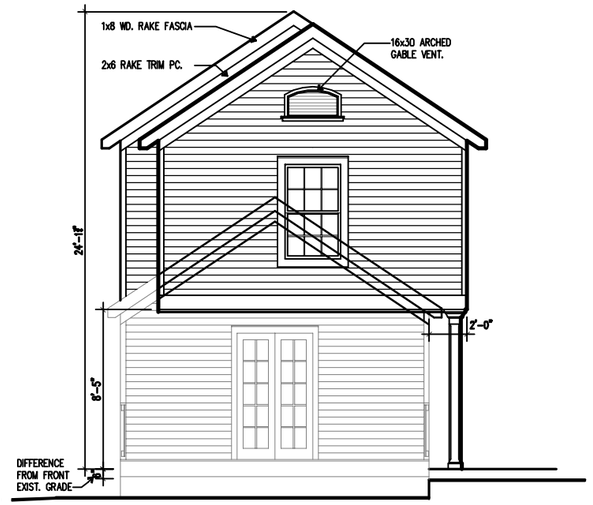
Title:
EXISTING
ELEVATIONS

Sheet Number:
A-3

Date: OCT 24, 2012

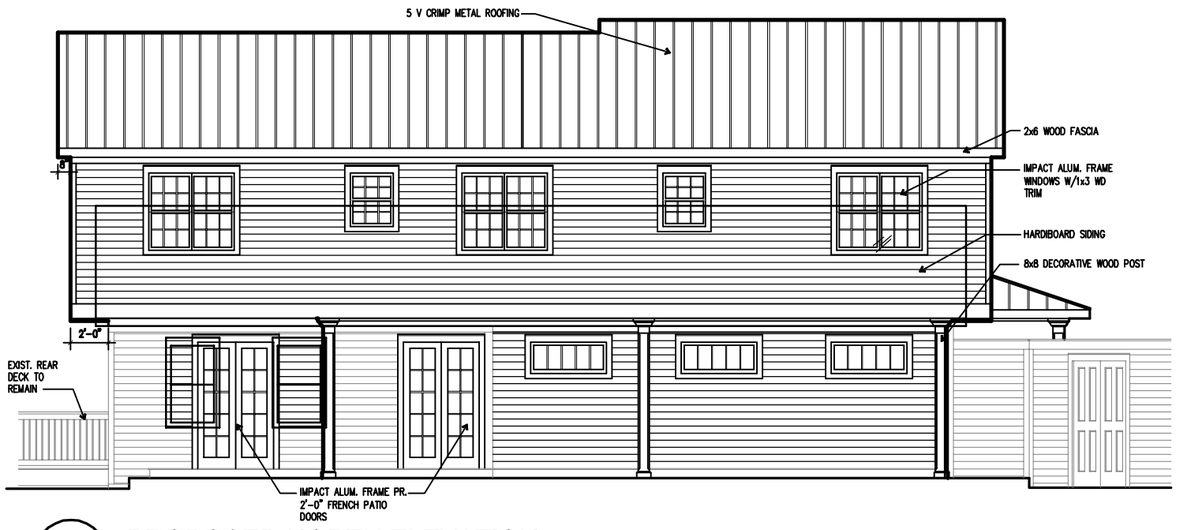
4 A-4 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



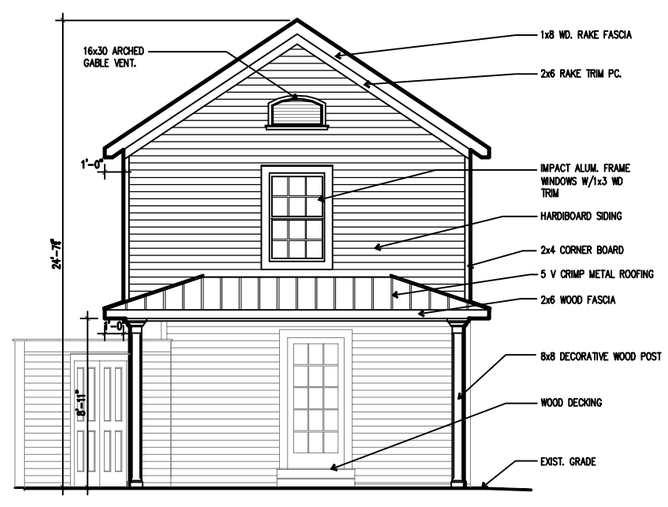
3 A-4 PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



2 A-4 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 A-4 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-8283 fax:293-4699

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

525 SIMONTON
Commercial Addition

525 SIMONTON ST.
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No.	Scale:

AutoCad File No.

Revisions:

Title:
PROPOSED ELEVATIONS

Sheet Number:
A-4

Date: OCT 24, 2012

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., November 13, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ADDITION OVER EXISTING ONE STORY COTTAGE. DEMOLITION OF EXISTING GABLE ROOF.

#525 SIMONTON STREET

Applicant- MERIDIAN ENGINEERING Application Number H12-01-1746

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

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Map portion under construction.

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

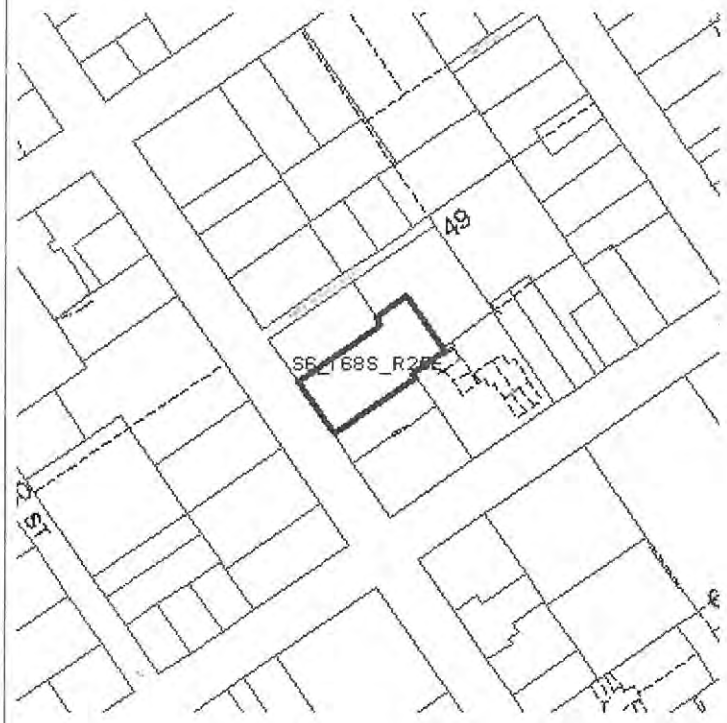
Alternate Key: 1009491 **Parcel ID:** 00009240-000000

Ownership Details

Mailing Address:
KEY WEST ROX LLC
8217 MARSHALL AVE
MARGATE CITY, NJ 08402-1645

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 SIMONTON ST UNIT: 1-3 KEY WEST
Legal Description: KW PT LOT 4 SQR 49 G8-444 OR885-189/191P/R OR890-2126/2130/WILL OR927-1164/1165R/S OR2008-62/63 OR2555-1269/71



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

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	61	139	8,269.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 3642
Year Built: 1943

Building 1 Details

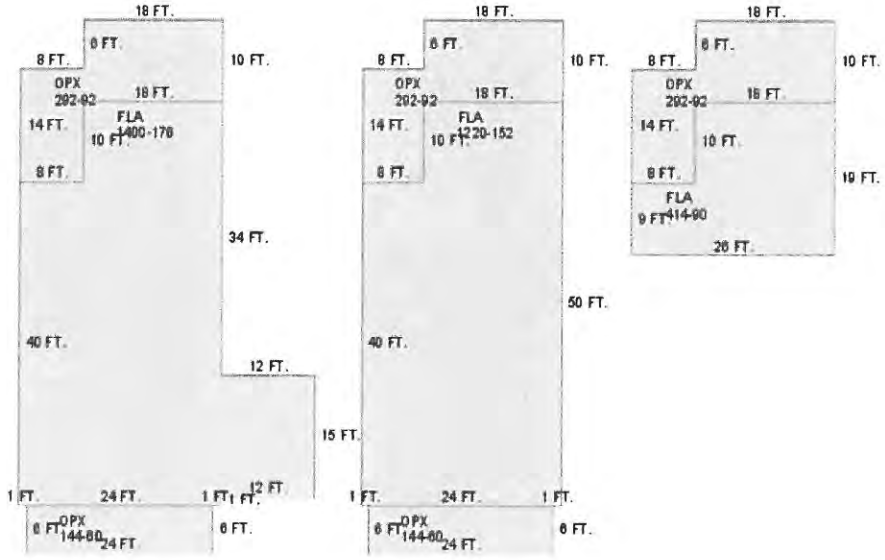
Building Type	Condition E	Quality Grade 550
Effective Age 19	Perimeter 418	Depreciation % 23
Year Built 1943	Special Arch 0	Grnd Floor Area 3,034
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	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	20	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1992					292
2	FLA		1	1992					1,400
3	OPX		1	1992					144
4	OPX		1	1992					144
5	FLA		1	1992					1,220
6	OPX		1	1992					292
7	OPX		1	1992					292
8	FLA		1	1992					414

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1925	OFF BLDG-1 STY-B	100	N	Y
	1928	APTS-B	100	N	Y
	1931	APTS-B	100	N	Y

Exterior Wall:

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

Building 2 Details

Building Type	Condition E	Quality Grade 400
Effective Age 19	Perimeter 120	Depreciation % 23
Year Built 1986	Special Arch 0	Grnd Floor Area 608
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	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	6	Dishwasher	0

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					608
2	OPX		1	1992					96
3	OPX		1	1992					145

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1932	APTS-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %

499	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	276 SF	23	12	1985	1986	4	50
2	HT2:HOT TUB	1 UT	0	0	1985	1986	4	50
3	WD2:WOOD DECK	696 SF	0	0	1985	1986	1	40
4	WD2:WOOD DECK	187 SF	0	0	1985	1986	3	40
5	PT2:BRICK PATIO	1,210 SF	0	0	1984	1985	5	50
6	PT2:BRICK PATIO	526 SF	0	0	1979	1980	2	50
7	RW2:RETAINING WALL	144 SF	0	0	1974	1975	4	50
8	RW2:RETAINING WALL	39 SF	0	0	1985	1986	5	50
9	FN2:FENCES	558 SF	93	6	1985	1986	2	30
11	FN3:WROUGHT IRON	356 SF	89	4	1974	1975	3	60

Appraiser Notes

TPP - 8807376 & 8913427 2003-12-30 ASKING $2,625,000 FROM THE KW CITIZEN -SKI 2004-03-04 THE WATSON HOUSE WAS BUILT IN 1860 AND RESTORED IN 1984-1986 INTO A BED & BREAKFAST.CLASSIC EYEBROW HOUSE.
2003-12-30 ASKING $2,625,000 FROM THE KW CITIZEN -SKI
2006-05-19-LISTED IN THE MLS REPORT FOR $3,950,000, 7/7-SKI
2003-01-16: THREE GUESTHOUSE ROOMS-SKI
2004-03-04 THE WATSON HOUSE WAS BUILT IN 1860 AND RESTORED IN 1984-1986 INTO A BED & BREAKFAST.CLASSIC EYEBROW HOUSE.
2010-12-14 MLS $2,399,000 6/7 THE WATSON HOUSE ON SIMONTON IS AN ELEGANT HISTORIC ESTATE BEAUTIFULLY RENOVATED AND RESTORED. IT IS CURRENTLY BEING MANAGED AS AN UPSCALE 3 UNIT GUEST HOUSE WITH EXCELLENT REVENUES STREAMS YEAR ROUND. THE HOME HAS QUALITY DESIGNER FINISHES AND INCLUDES HIGH CEILINGS, CROWN MOLDING, LARGE OPEN FLOOR PLAN WITH AMAZING COVERED DECKS OVERLOOKING THE PRIVATE POOL AND LUSH TROPICAL LOT. IT ALSO OFFERS OFF STREET PARKING, AND A SEPARATE GUEST HOUSE. THIS LOVELY HOME IS LOCATED IN THE HEART OF OLD TOWN KEY WEST AND WITHIN WALKING DISTANCE TO DUVAL STREET AND THE HISTORIC SEAPORT DISTRICT. THIS BEAUTIFUL HOME CAN EASILY BE TRANSFORMED BACK INTO A SINGLE FAMILY RESIDENCE OR USED AS A FAMILY COMPOUND AND LET THE RENTAL INCOME OFF-SET YOUR EXPENSES

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9802839	09/14/1998	01/01/1999	500	Commercial	REPLACE WINDOW AC
1	9802877	09/18/1998	01/01/1999	5,800	Commercial	2 TON A/C & 8 DUCTS
	01-331	01/30/2001	10/31/2001	900		CHANGE SIGN
	04-1314	04/26/2004	10/21/2004	27,100		INT RENOV

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	485,814	28,249	947,945	1,462,008	1,354,100	0	1,462,008
2011	485,814	29,119	1,051,616	1,566,549	1,231,000	0	1,566,549
2010	430,529	30,072	658,490	1,119,091	1,119,091	0	1,119,091
2009	430,529	31,282	824,568	1,286,379	1,286,379	0	1,286,379
2008	441,292	32,461	912,288	1,386,041	1,386,041	0	1,386,041
2007	343,438	30,071	1,052,640	1,426,149	1,426,149	0	1,426,149
2006	343,438	31,083	784,320	2,361,053	2,361,053	0	2,361,053
2005	351,519	32,209	619,200	2,053,090	2,053,090	0	2,053,090
2004	351,508	33,297	495,360	1,123,942	1,052,409	25,000	1,027,409
2003	351,508	34,475	264,192	525,494	518,818	25,000	493,818
2002	351,508	35,644	264,192	500,470	495,348	25,000	470,348
2001	371,509	36,864	264,192	500,470	494,561	25,000	469,561
2000	412,758	15,496	206,400	500,470	493,129	25,000	468,129
1999	412,758	15,999	206,400	500,470	491,874	25,000	466,874
1998	275,589	18,481	206,400	500,470	491,142	25,000	466,142
1997	275,589	19,002	189,888	408,729	408,729	25,000	383,729
1996	250,535	19,503	189,888	408,729	408,729	25,000	383,729
1995	228,181	20,047	189,888	408,729	408,729	25,000	383,729
1994	228,181	20,540	189,888	408,729	408,729	25,000	383,729
1993	228,181	21,065	189,888	411,943	411,943	25,000	386,943
1992	338,603	21,585	189,888	411,824	411,824	0	411,824
1991	338,603	22,104	189,888	411,824	411,824	0	411,824
1990	266,183	22,604	135,605	453,271	453,271	0	453,271
1989	266,183	23,149	133,747	411,824	411,824	25,000	386,824
1988	249,088	19,096	104,026	409,043	409,043	25,000	384,043
1987	245,884	19,519	70,733	365,492	365,492	25,000	340,492
1986	60,984	598	68,360	129,942	129,942	25,000	104,942
1985	59,222	604	74,304	134,130	134,130	0	134,130
1984	55,126	611	74,304	130,041	130,041	0	130,041
1983	55,126	617	33,770	89,513	89,513	0	89,513
1982	43,791	623	33,770	78,184	78,184	0	78,184

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
1/31/2012	2555 / 1269	1,440,000	WD	02
5/20/2004	2008 / 0062	2,400,000	WD	E
11/1/1984	927 / 1164	185,000	WD	Q

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Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176