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### **Staff Report for Item 10**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** December 14, 2016

**Applicant:** William Shepler

**Application Number:** H16-03-0089

**Address:** #317 Angela Street

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### **Description of Work:**

New wood frame single-family house on vacant lot. New pool, decks, and fences.

### **Site Facts:**

Located at the corner of Angela Street and Mickens Lane, the vacant lot has been empty since 2008, when the one-story structure was demolished. The one-story frame vernacular structure had been listed as contributing in the survey, but as the 1965 photograph shows, there was another one-story frame structure that stood at that spot for most of the past century. From the 2008 photo, it appears that another structure was relocated to that spot at some point. A building permit from July 28, 2008 states that the building was unsafe.

### **Guidelines Cited in Review:**

2016 HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 9, 10, 17, 21, and 24.

### **Staff Analysis**

This Certificate of Appropriateness proposes a new two story frame house at the corner of Angela Street and Mickens Lane. The structure will be facing Angela Street. The structure will have a front porch that spans the width of the building. The building has three connected masses: the front two-story, a middle one and a half story massing that

has more of an appearance of a two story and a rear one-story massing. The building will have a maximum height of 25 feet, 5 inches. The design utilizes lap siding, aluminum impact windows and doors, and v-crimp roofing.

The plans also propose site work, with a new driveway, a pool, and fencing around the perimeter of the property.

### **Consistency with Guidelines**

1. The guidelines state that “acceptable proposals will be compatible with the size, scale, color, texture, material and character of the district, sub-area or block.” They also state that “new buildings shall not overshadow the historic properties around it.” The proposed design will overshadow the neighboring structure at 323 Angela Street and the historic houses located on Mickens Lane, as most of these structures are one story. The Sanborn Maps show that while most structures on Thomas Street and Whitehead Street were two stories, the structures on Angela Street and Mickens Lane were almost all one story, until 1962 when many of the structures located on the south side of Angela Street were demolished and two story public housing was constructed. Staff opines that, that the public housing should not be used as context, as that building form and height were not appropriate for the street when it was constructed and the buildings have little of the characteristics that make the Key West Historic District significant.
2. The guidelines are clear that new buildings must be of a similar scale, form and massing to buildings on adjacent sites of the same land use, as well as that new buildings “should generally be consistent with the existing height of buildings of the same land use in the district, sub-area, and/or immediate block.” Generally, the neighboring structures are one story – the two story structures are typically located on the corners facing major streets (Thomas Street and Whitehead Street), with the exception of the two-story building that was historically 327 Angela, which has historically been associated with 632 Whitehead Street. The historic buildings on Mickens Lane are one story structures, and the Mickens Lane elevation just reads too massive for the streetscape.
3. The architect has worked to set back the proposed design 6 feet from the front property line. The neighboring building 323 Angela Street is set back between 5 and 6 feet, so the historic house will have a closer frontage to the street, which complies with guideline 6.
4. The design does utilize a front porch that spans the width of the front of the structure, which is a common element in the surrounding context.

It is staff’s opinion that the proposed design is not consistent with the guidelines for new construction, especially the guidelines regarding massing and building height in relationship to Mickens Lane.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

		# OF UNITS
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



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.

PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL
___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE
___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

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I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

**PROJECT SPECIFICATIONS:** PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

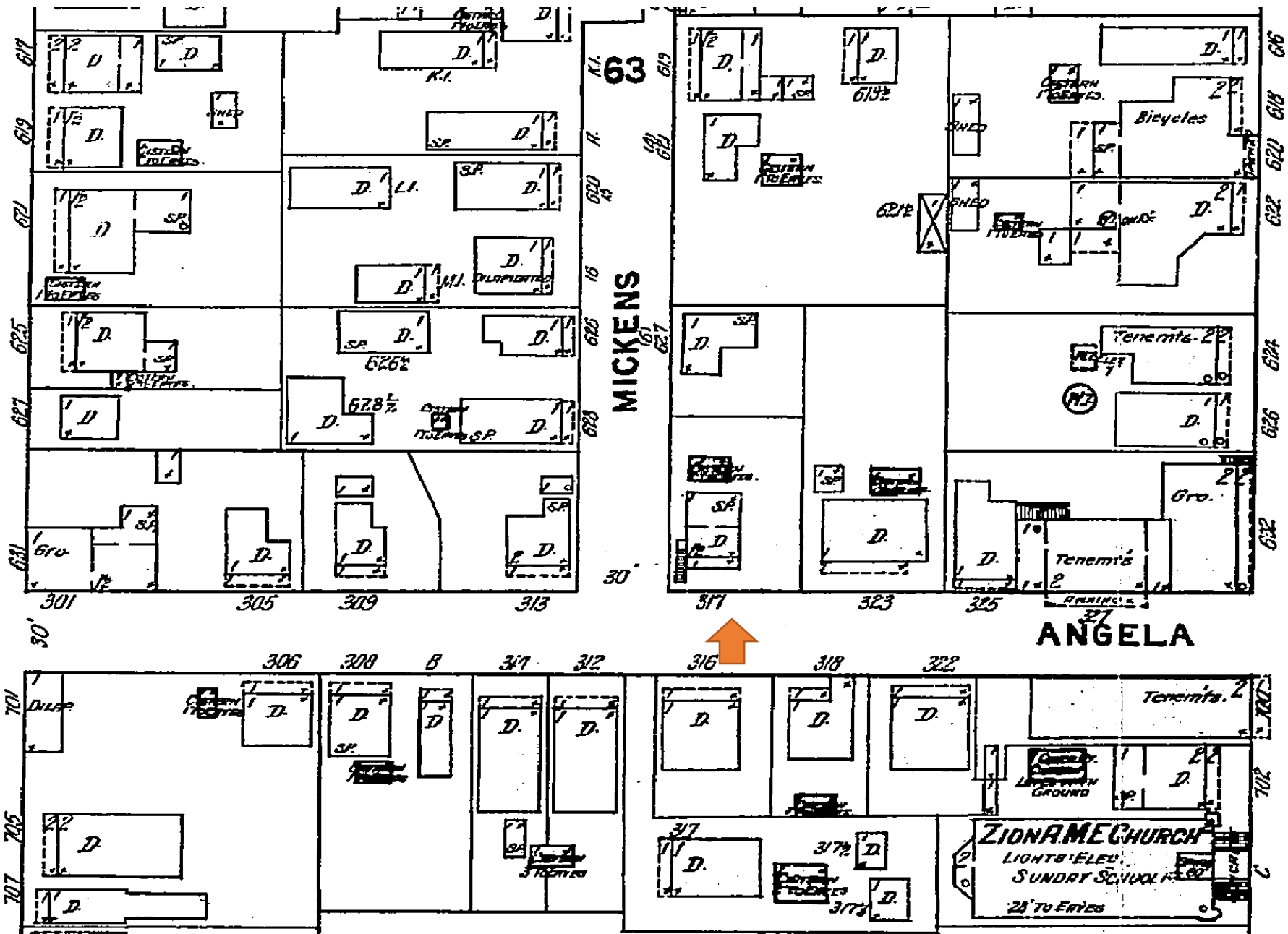
DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

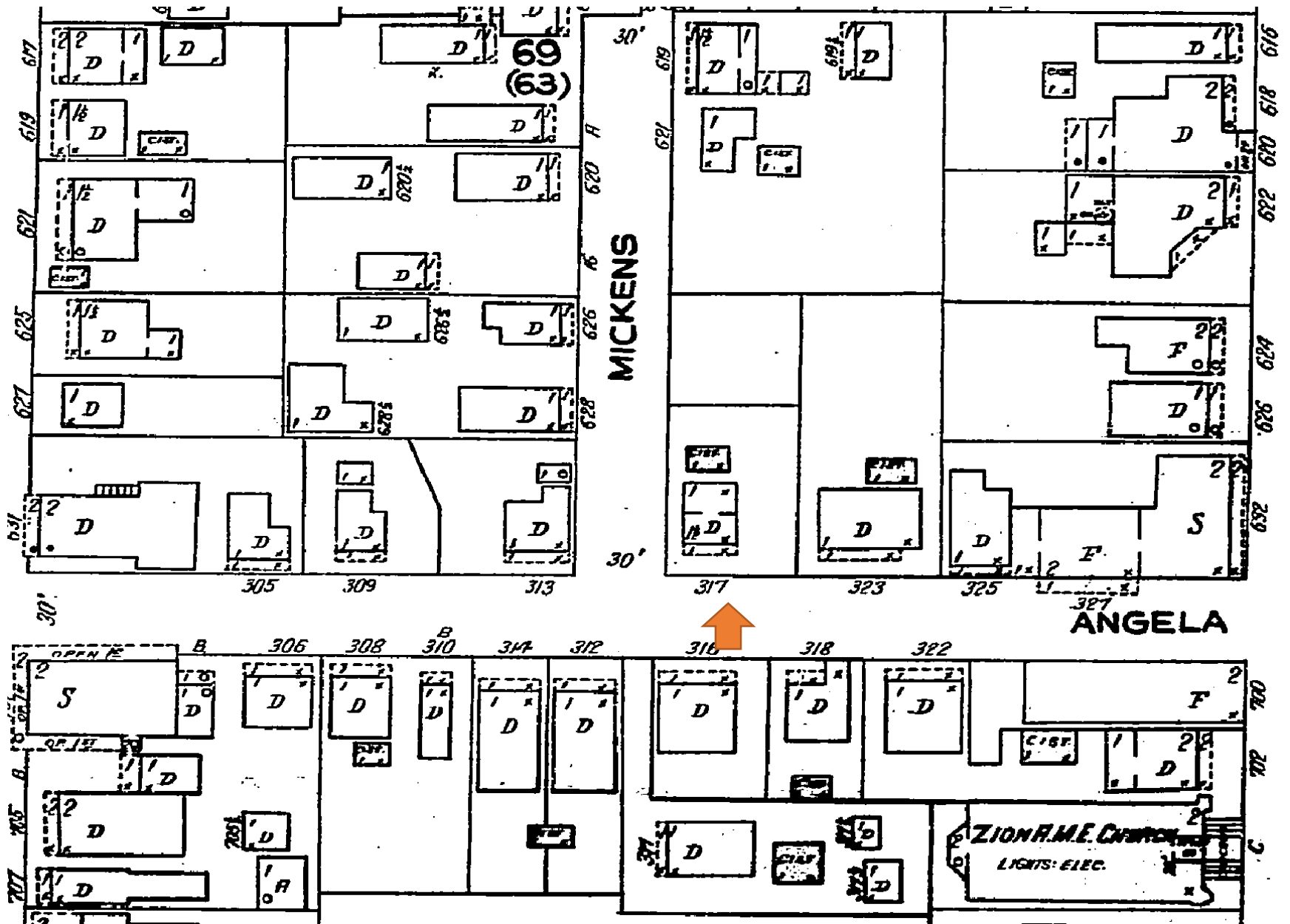


# SANBORN MAPS



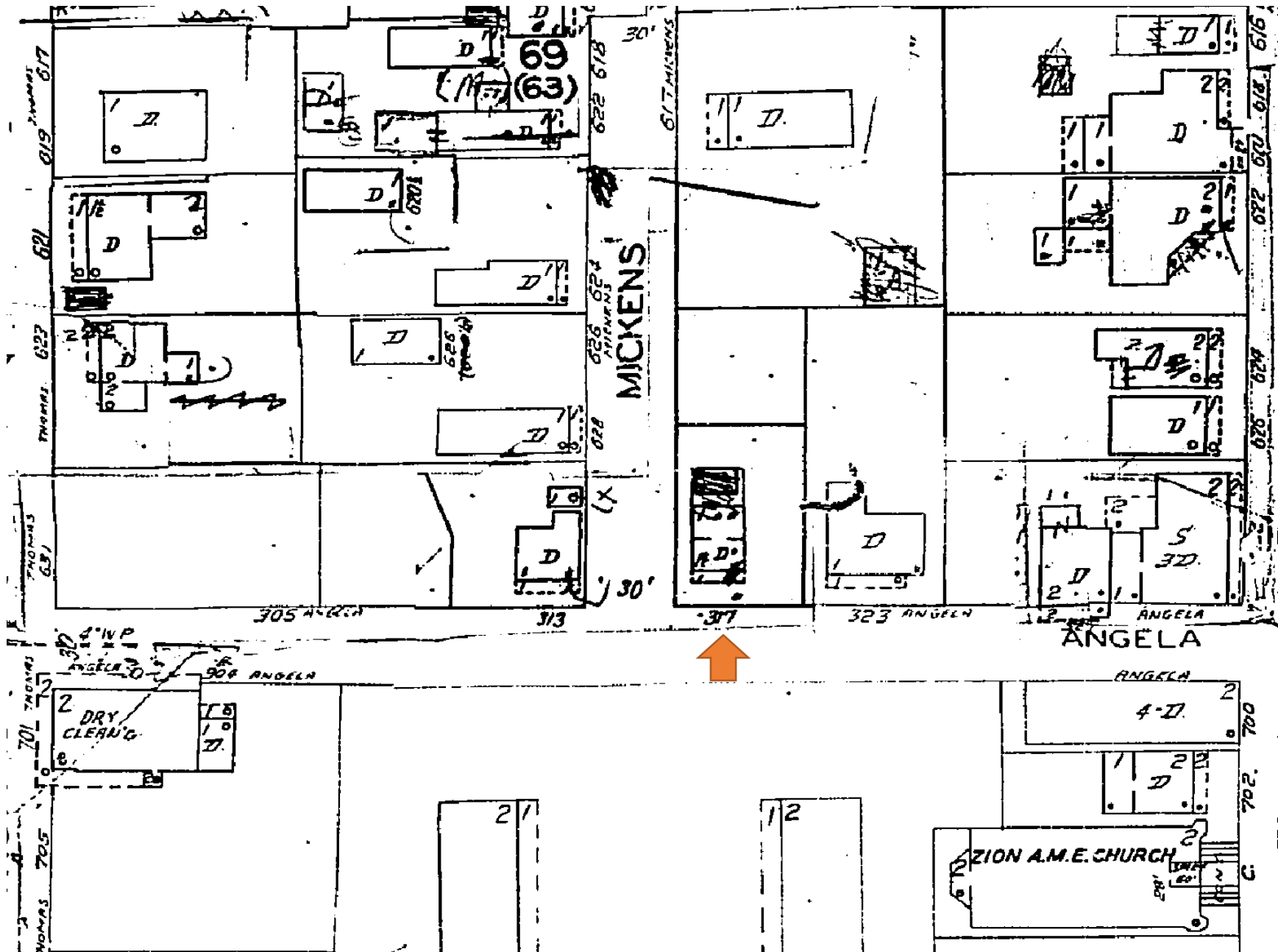
1912 Sanborn Map





1926 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



Monroe County Property Appraiser's Photo, c.1965. Monroe County Public Library.



Photograph from 2008 showing structure before it was demolished.



Photograph from 2008 showing structure before it was demolished.



Photograph from 2008 showing structure before it was demolished.





DEAD  
END

NO  
STOPPING

NO  
PARKING







STOP

NO PARKING  
ANY TIME





RAM 1500

ONE WAY

STOP









619 Mickens Lane – the neighboring structure on Mickens Lane



Mickens Lane



Mickens Lane



BERKSHIRE  
HATHAWAY  
HomeServices  
Knight & Gardner  
Realty  
305-294-5155  
K&G@knight.com  
Walt Lee  
305-879-7833

BERKSHIRE  
HATHAWAY  
HomeServices  
Knight & Gardner  
Realty  
305-294-5155  
K&G@knight.com

Mickens Lane





323 Angela Street – the neighboring structure to 317 Angela



PRIVATE  
PROPERTY



624 Mickens Lane





Cornish Memorial AME Zion Church



632 Whitehead located at the corner of Angela Street and Whitehead Street



Part of 632 Whitehead Street



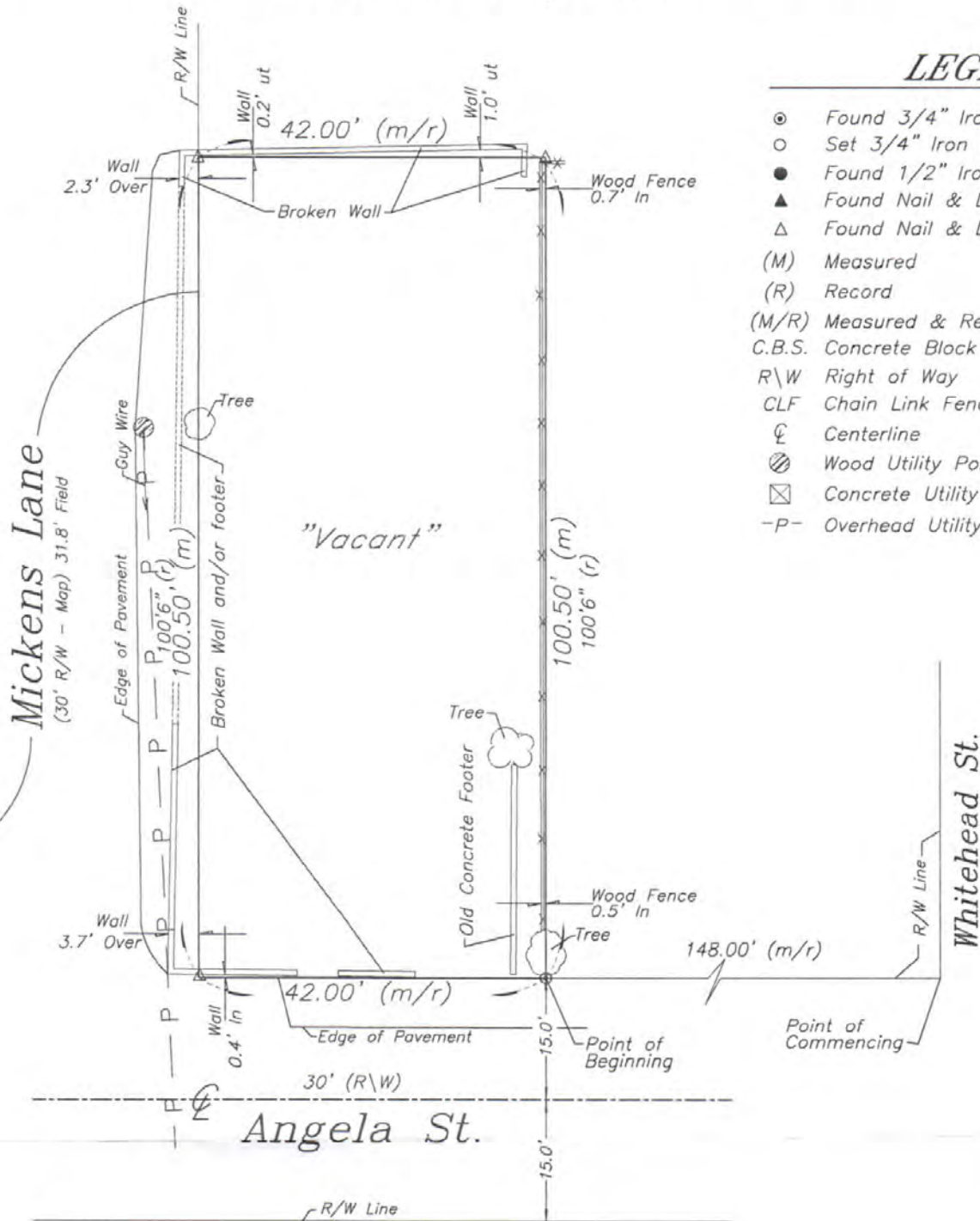
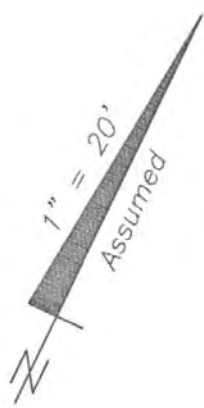
Public Housing Located Across the Street



Building located at the corner of Angela Street and Thomas Street

# SURVEY

# Boundary Survey Map of part of Lot 1, Square 63, Island of Key West



## LEGEND

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

**NOTES:**


1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 317 Angela Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: August 17, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** In the City of Key West, Monroe County, Florida, and is part of Lot One (1) Square Sixty-three (63). COMMENCING at a point on the N.W. side of Angela Street distant One Hundred Forty-eight (148) feet from the corner of Angela and Whitehead Streets and running thence along Angela Street in a S.W.'ly direction Forty-two (42) feet; thence at right angles in a N.W.'ly direction One Hundred (100) feet, Six Six (6) inches; thence at right angles in a N.E.'ly direction forty-two (42) feet; thence at right angles in a S.E.'ly direction One Hundred (100) feet, Six (6) inches to the Point of Beginning. Be the several dimensions more or less.

**BOUNDARY SURVEY FOR:** Pallab Sengupta;  
Spottswod, Spottswod & Spottswod;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

  
-----  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
August 18, 2016

THIS SURVEY  
IS NOT  
ASSIGNABLE

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

Professional Surveyor & Mapper  
PSM #6298

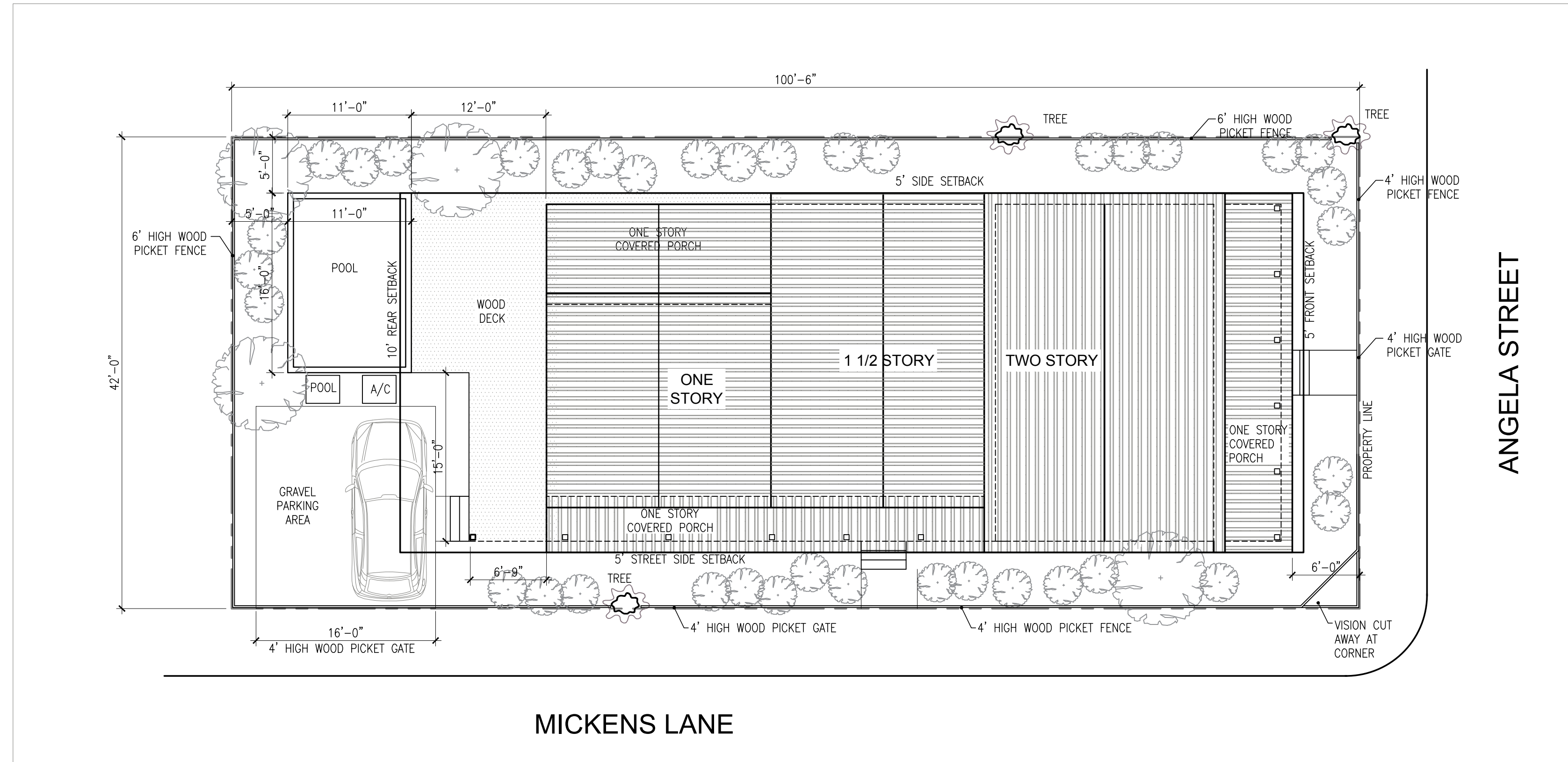
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# PROPOSED DESIGN

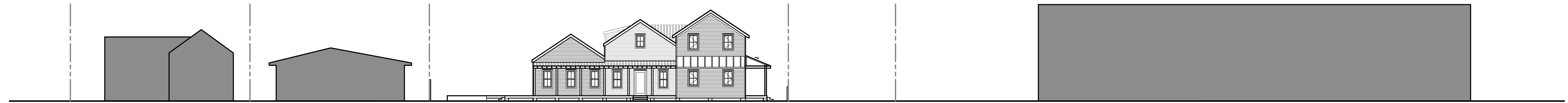


**SITE / ZONING CALCULATIONS - HRO DISTRICT**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,022 s.f. (47.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,260 s.f. (53.5%)	Yes
LOT SIZE	Min. 5,000 s.f.	4,221 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	N/A	N/A	N/A
LOT DEPTH	Min. 100'	N/A	N/A	N/A
FRONT SETBACK	Min. 5'	N/A	5'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	5'	Yes
STREET SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 10'	N/A	28'-2"	Yes
OPEN SPACE	Min. 35%	(4,221 s.f.) 100%	(1,650 s.f.) 39%	Yes



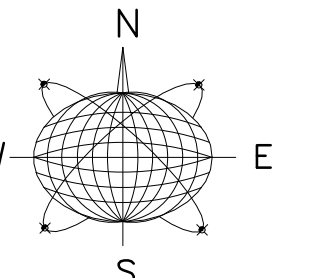
**3 SITE PLAN**  
A1.1 SCALE: 1/8"=1'-0"



**2 MICKENS LANE STREETSCAPE**  
A1.1 SCALE: 1/16"=1'-0"



**1 ANGELA STREETSCAPE**  
A1.1 SCALE: 1/16"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 11.23.16  
H.A.R.C. REVISION 1: 12.7.16

**317 ANGELA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 16018

Title:

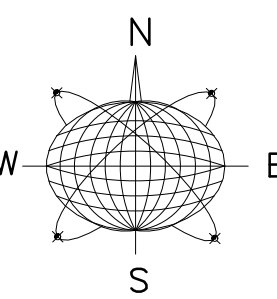
**SITE PLAN / STREET SCAPES**

Sheet Number:

**A-1.1**

Date: - OCTOBER 26, 2016

©2016 by William Shepler Architect



Seal:

Consultants:

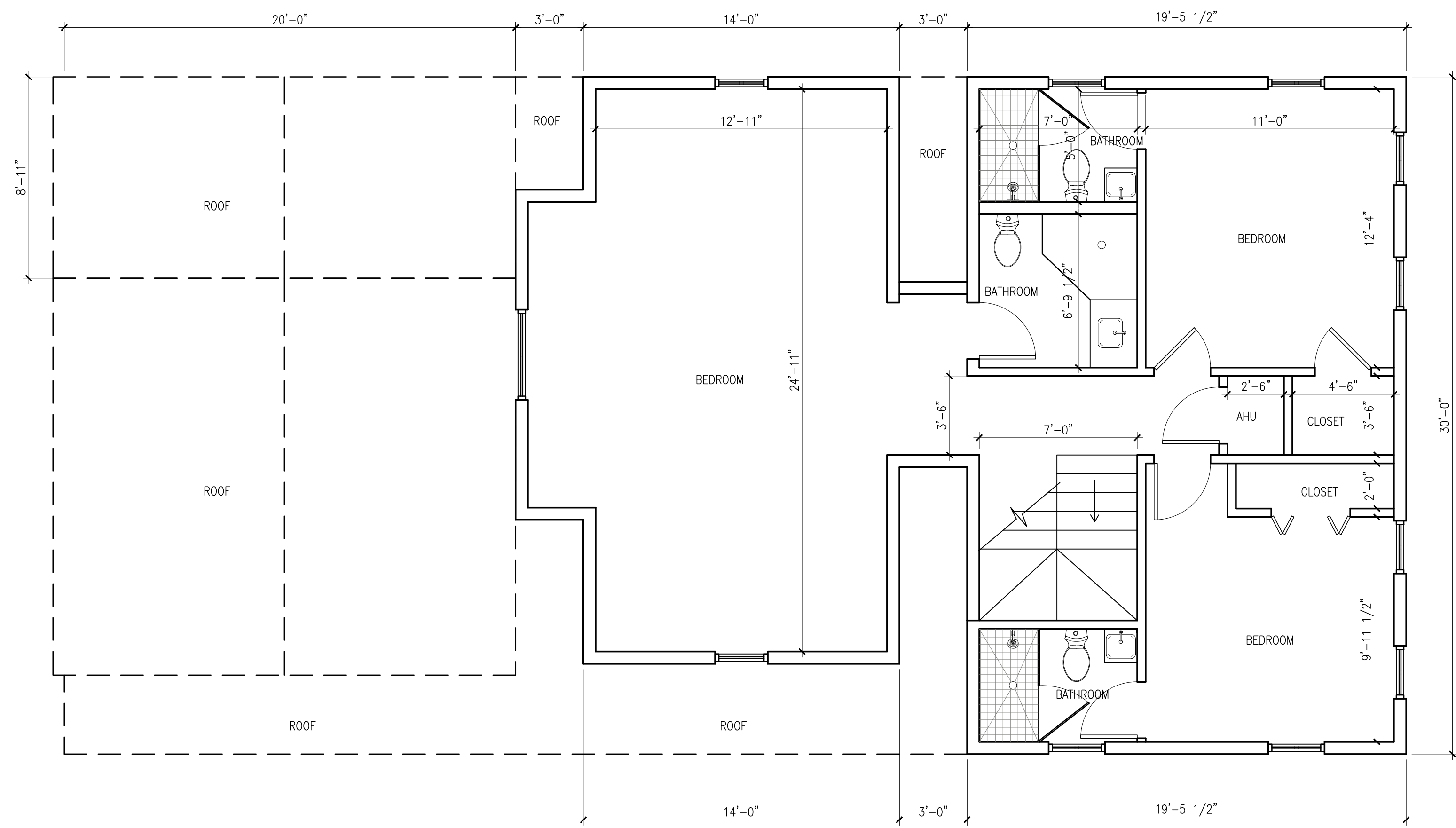
Submissions / Revisions:  
H.A.R.C. SUBMISSION: 11.23.16

**317 ANGELA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

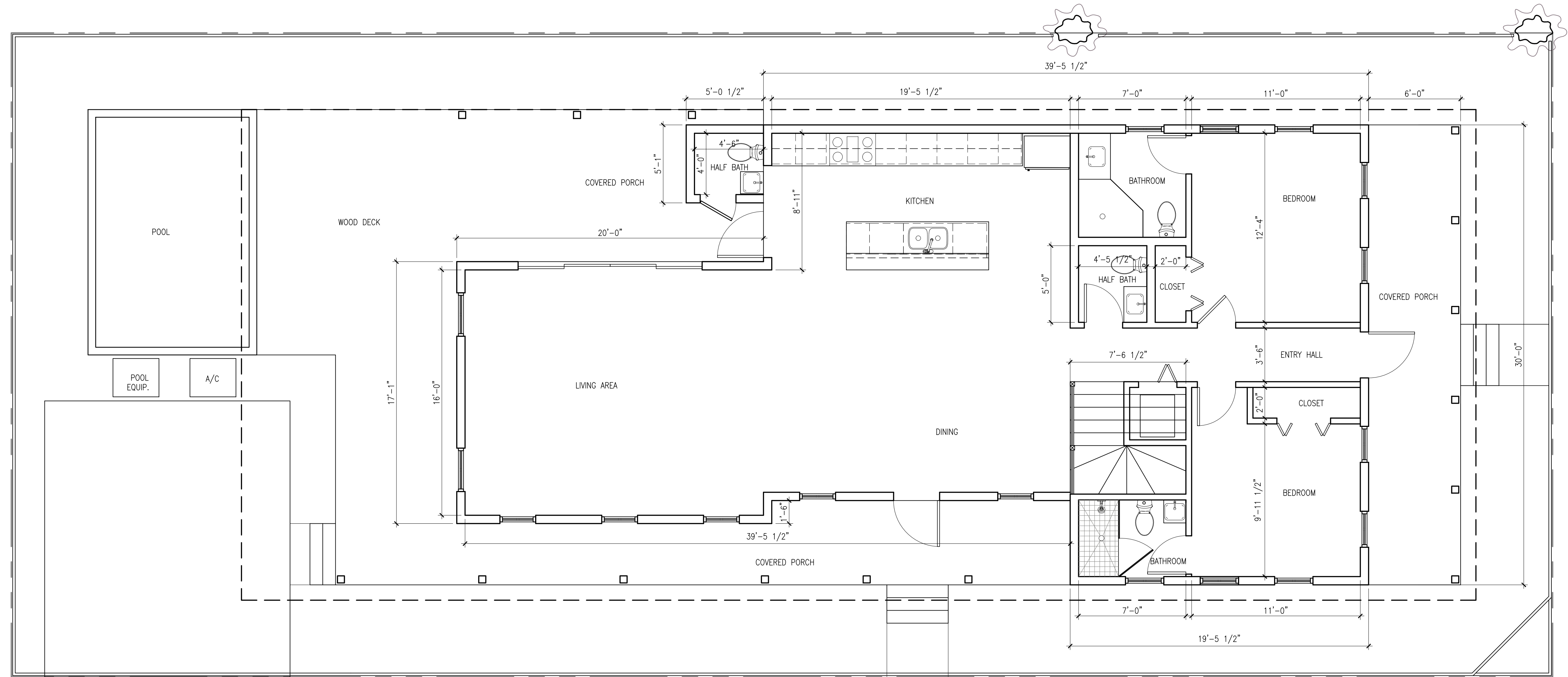
Drawing Size | Project #:  
24x36 | 16018

Title:  
**SITE / FIRST FLOOR PLAN - SECOND FLOOR PLAN**

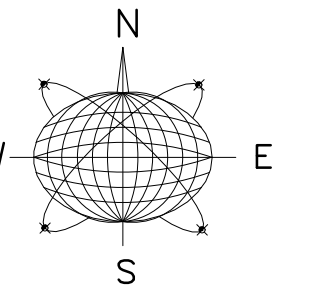
Sheet Number:  
**A-2.1**



**2 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN - SITE PLAN**  
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. SUBMISSION: 11.23.16


**317 ANGELA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size: 24x36 | Project #: 16018

Title:

**SOUTH & WEST ELEVATIONS**

Sheet Number:

**A-3.1**

Date: - OCTOBER 26, 2016

©2016 by William Shepler Architect

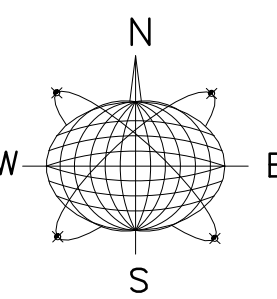
30' MAX. ALLOWABLE BUILDING HEIGHT



**2 SOUTH ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"



**1 WEST ELEVATION**  
A3.1 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. SUBMISSION: 11.23.16

**317 ANGELA STREET**  
KEY WEST, FL  
**NEW SINGLE FAMILY RESIDENCE**

Drawing Size | Project #:  
24x36 | 16018

Title:

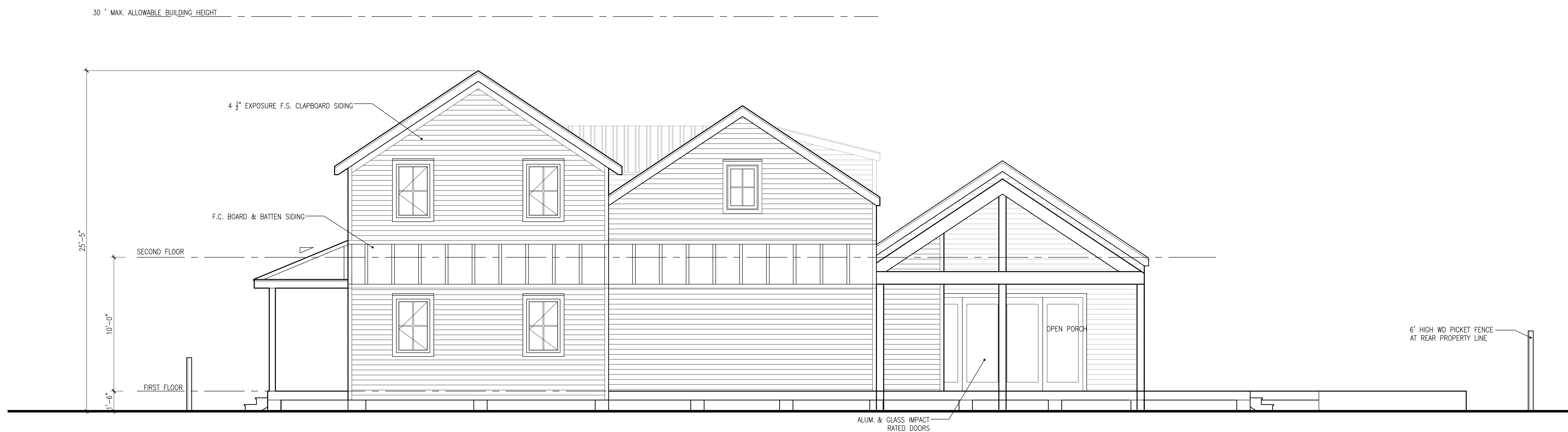
**NORTH & EAST ELEVATIONS**

Sheet Number:

**A-3.2**



**2 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**1 EAST ELEVATION**  
SCALE: 1/4"=1'-0"

# PLANNING STAFF COMMENTS



THE CITY OF KEY WEST

POST OFFICE BOX 1409  
604 Simonton Street  
KEY WEST, FLORIDA 33041-1409

PLANNING DEPARTMENT  
(305) 809-3722


18 June 2008

Eugene Johnson  
503 West Street  
Valdosta, GA 31601

Dear, Ms. Johnson,

I have conducted a review of your property located at 317 Angela Street. According to the Monroe County Property Appraiser's Office this property is comprised of 4221 square feet having one building with a total square footage of 728 square feet. Key West City records show that there is no transient-rental license for the property, nor an occupational license for the renting of the property. Further review indicated that the house was constructed in the mid-1930's making it **not** subject to the Building Permit Allocation System, commonly referred to as 'ROGO'. A site visit confirmed that the building was of a vintage that precedes the 1990 cut-off date for dwelling unit recognition. Please understand that this is not a granting of a Building Permit Allocation but rather the recognition of a preexisting dwelling unit. This means that if the building is demolished subject to the Special Magistrate's ruling, a single-family dwelling may be permitted and constructed on this property. If there are any questions or concerns, please contact our office at 305.809.3720.

Respectfully,

Brendon Cunningham, Senior Planner 

C: Amy Kimball-Murley, Interim Planning Director  
John Woodson, Building Official  
Carolyn Walker, Licensing Official

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW WOOD FRAME SINGLE-FAMILY HOUSE ON VACANT LOT. NEW POOL, DECKS, AND FENCES.**

**FOR- #317 ANGELA STREET**

**Applicant – William Shepler**

**Application #H16-03-0089**

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 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# 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.**

**Alternate Key: 1013234 Parcel ID: 00012850-000000**

### Ownership Details

**Mailing Address:**

POLITIS KONSTANTINOS G AND DIAMANTO  
11447 BRICKYARD POND LN  
WINDERMERE, FL 34786-5902

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL

**Millage Group:** 11KW

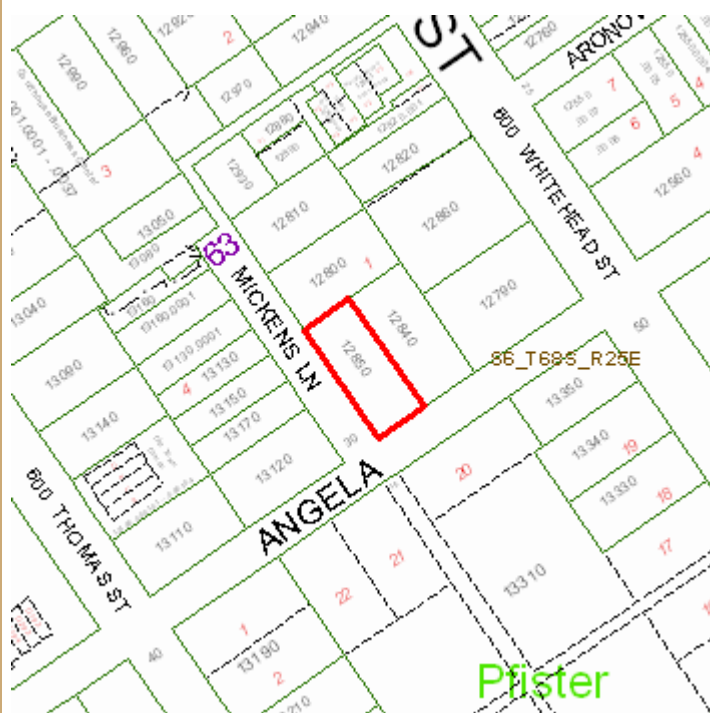
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 317 ANGELA ST KEY WEST

**Legal Description:** KW PT LOT 1 SQR 63 G12-21 OR2397-2126/28 OR2636-4D/C OR2636-5/6ORD OR2636-29/32

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,221.00 SF

### Appraiser Notes

2008-11-12 DEMO SFR COMPLETE.DKRAUSE

2009-03-20 MLS \$315,000 THIS IS A VACANT LOT IN OLD TOWN KEY WEST. WE HAVE A COPY OF THE LETTER FROM THE CITY OF KEY WEST ACKNOWLEDGING A PRE-EXISTING DWELLING UNIT ON THE PROPERTY AND STATING THAT PERMITTING AND CONSTRUCTING OF SINGLE FAMILY DWELLING ON THE PROPERTY IS ALLOWED.

2010-08-25 MLS \$295,000 BUILDABLE 'OLD TOWN' LOT JUST 1.5 BLOCKS OFF OF DUVAL ST.. RARE OPPORTUNITY TO ACQUIRE AN ALREADY CLEARED, VACANT LOT AND BUILD YOUR NEW HOME FROM THE GROUND UP IN OLD TOWN KEY WEST. LOT IS IN HISTORIC DISTRICT SO NEW CONSTRUCTION WOULD FALL UNDER HARC AND BUILDING DEPARTMENT GUIDELINES. ORIGINAL STRUCTURE DEMOLISHED IN 2008. CURRENT OWNER HAS LETTER FROM CITY OF KEY WEST ACKNOWLEDGING PERMITTING & CONSTRUCTION OF SINGLE FAMILY DWELLING WOULD BE ALLOWED DUE TO PREVIOUS DWELLING ON LOT. PROPERTY IS OWNED BY AN ESTATE, THEREFORE SALE WOULD REQUIRE COURT APPROVAL. THIS IS NOT A BANKRUPTCY, DISTRESS SALE OR SHORT SALE

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2727	07/31/2008	11/12/2008	7,700		DEMO 798 SF SFR UNSAFE BLDG

### 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
2016	0	0	390,383	390,383	243,738	0	390,383

2015	0	0	245,973	245,973	221,580	0	245,973
2014	0	0	201,437	201,437	201,437	0	201,437
2013	0	0	239,806	239,806	164,426	0	239,806
2012	0	0	149,479	149,479	149,479	0	149,479
2011	0	0	151,737	151,737	151,737	0	151,737
2010	0	0	167,487	167,487	167,487	0	167,487
2009	0	0	223,316	223,316	223,316	0	223,316
2008	59,871	389	342,592	402,852	402,852	0	402,852
2007	122,481	389	400,995	523,865	523,865	0	523,865
2006	326,249	389	358,785	685,423	685,423	0	685,423
2005	237,665	389	295,470	533,524	533,524	0	533,524
2004	161,653	389	287,028	449,070	449,070	0	449,070
2003	116,749	389	101,304	218,442	218,442	0	218,442
2002	74,016	389	73,868	148,273	148,273	0	148,273
2001	39,710	389	67,536	107,635	107,635	0	107,635
2000	39,710	244	54,873	94,827	94,827	0	94,827
1999	33,601	207	54,873	88,680	88,680	0	88,680
1998	27,491	169	54,873	82,534	82,534	0	82,534
1997	27,491	169	46,431	74,092	74,092	0	74,092
1996	16,800	103	46,431	63,335	63,335	0	63,335
1995	18,786	116	46,431	65,332	65,332	0	65,332
1994	16,800	103	46,431	63,335	63,335	0	63,335
1993	18,136	0	46,431	64,567	64,567	0	64,567
1992	18,136	0	46,431	64,567	64,567	0	64,567
1991	18,136	0	46,431	64,567	64,567	0	64,567
1990	23,310	0	36,934	60,244	60,244	0	60,244
1989	21,191	0	35,879	57,070	57,070	0	57,070
1988	17,300	0	29,547	46,847	46,847	0	46,847
1987	17,079	0	16,462	33,541	33,541	0	33,541
1986	17,175	0	15,196	32,371	32,371	0	32,371
1985	16,640	0	13,650	30,290	30,290	0	30,290
1984	15,531	0	13,650	29,181	29,181	0	29,181
1983	15,531	0	13,650	29,181	29,181	0	29,181
1982	15,842	0	10,122	25,964	25,964	0	25,964

## 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
6/19/2013	2636 / 29	250,000	WD	02

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