



---

**Historic Architectural Review Commission**  
**Staff Report for Item 18**

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

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** June 28, 2016

**Applicant:** Paul F. Gray

**Application Number:** H16-03-0038

**Address:** #822 Carsten Lane

---

**Description of Work:**

After-the-fact application. Lining rear yard fence with bamboo reed on interior face.

**Site Facts:**

The main house in the site is a contributing resource to the historic district. The fence in question is on the rear of the lot facing Carey Lane. The open picket fence is approximately 6 feet tall and it can be observed old bamboo reed used as an interior lining. Staff reviewed HARC records since 2001 and there is no evidence of a Certificate of Appropriateness approved for a reed fence in the site. The bamboo reed exceeds the height of the existing picket fence. This is a Code Compliance Case.

**Guidelines Cited on Review:**

- Fences (pages 41-42), specifically first paragraph and guidelines 2 and 8.
- Architectural Glossary (pages 69-76), specifically definition of fence or walls-page 71.

**Staff Analysis**

The Certificate of Appropriateness in review is for an after the fact installation of bamboo reed as a lining of an existing picket fence. The fence has old reed lining and the new

bamboo was installed over it. The old reed is visible through the gaps between the pickets and the new reed fence is visible from Caray Lane since it is taller than the fence.

### **Consistency with Guidelines**

Guidelines are very clear as to the definition of fences and walls, and that changes to fences must be approved and permitted. The guidelines are also clear as to reed fencing is not allowed. Staff understands that the owner of the building wants more privacy and wants to improve the fence but the use of bamboo reed is not appropriate. Staff opines that the request fails cited guidelines.

# 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 16-003-000 38		BUILDING PERMIT NUMBER		DATE 1/16/16
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

9107 10 01 2016

ADDRESS OF PROPOSED PROJECT:

822 Carsten Lane

# OF UNITS: 1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Michael R. McGrath living trust  
Paul R. Gray living trust

PHONE NUMBER 412-780-1680

OWNER'S MAILING ADDRESS:

822 Carsten Lane  
Key West, FL 33040

EMAIL paulgrayrn@gmail.com

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

N/A

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

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.,

lining the back property fence on interior only to enhance landscaping with bamboo.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Paul Gray	QUALIFIER PRINT NAME:
OWNER SIGNATURE: [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 16 DAY OF June 2016	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced as identification: G-600-688-01-017	Personally known or produced as identification:

49230/8257 ok



**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:**

*N/A*

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:
<i>bamboo lining interior fence</i>	<i>existing</i>	<i>bamboo</i>

**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 \_\_\_\_\_

Open: KEYWELD Type: BP Drawer: 1  
 Date: 5/01/16 50 Receipt no: 18053  
 2016 300038  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3082540  
 CK CHECK 1053 \$100.00  
 Trans date: 5/01/16 Time: 11:46:13

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
<i>Have listed as contributing. Guidelines for fence</i>		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

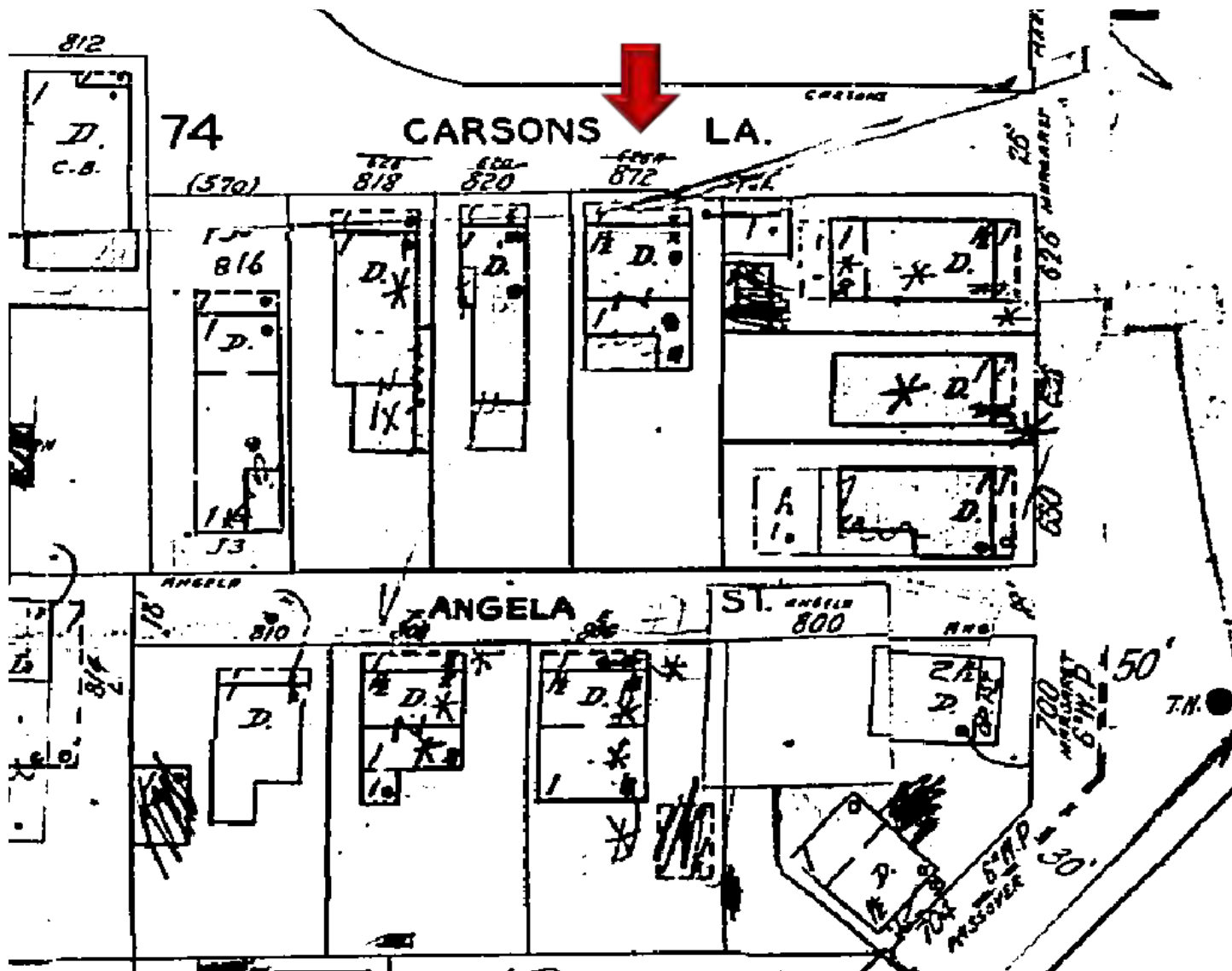
**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:



1962 Sanborn Map 822 Carsten Lane ( Historically Carsons Lane)





**822 Carsten Lane circa 1965. Monroe County Library**







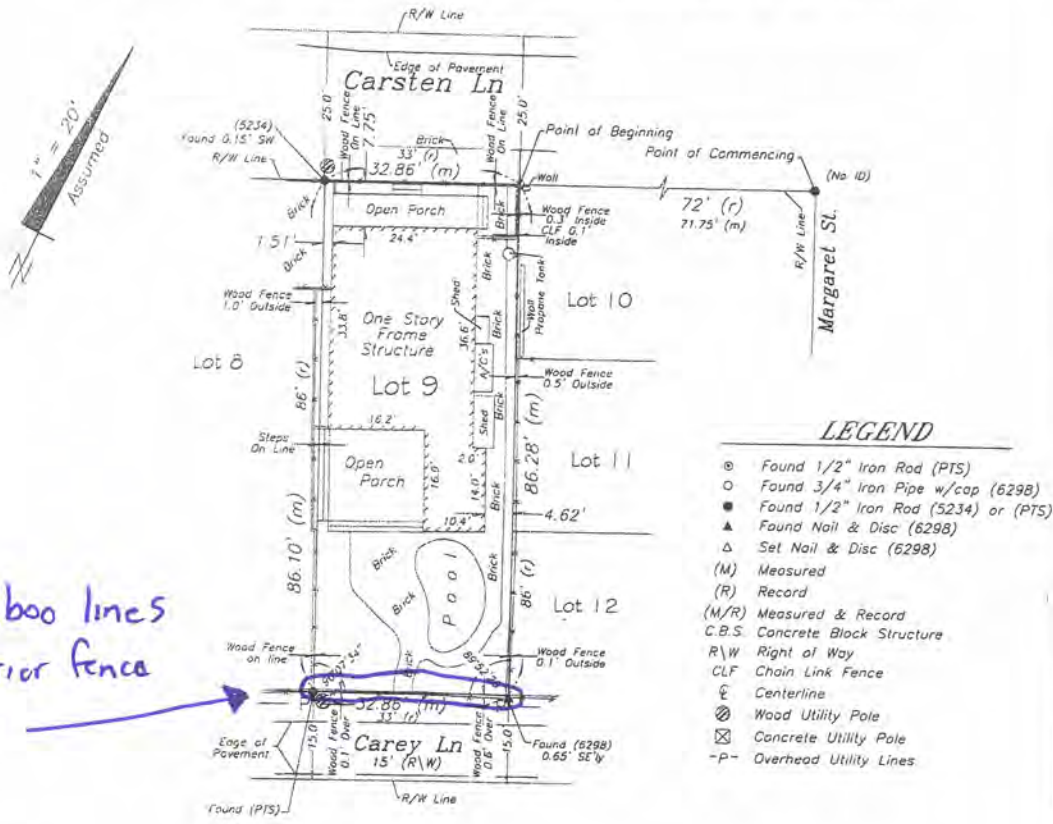








Boundary Survey Map of part of Lot 1, Square 58, but better known as Lot 9 of James A. Waddell's Subdivision (PBI-27)



**LEGEND**

- ⊙ Found 1/2" Iron Rod (PTS)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) or (PTS)
- ▲ Found Nail & Disc (6298)
- △ 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

bamboo lines  
interior fence  
only

- 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: 822 Carsten Lane, 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: December 15, 2011.
  10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and is known as William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Lot One (1) in Square Fifty-eight (58), but now better known as Lot Nine (9) of a Subdivision made by James A. Waddell of Lot One (1) of said Square Fifty-eight (58), a diagram of which being recorded in Plat Book 1, Page 27 of the Public Records of Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Christopher A.R. Darby and Kimberly R. Darby;  
First State Bank of the Florida Keys;  
Feldman Koenig Highsmith & Van Loon, P.A.;  
The Smith Law Firm;  
Old Republic - The Fund;

J. LYNN O'FLYNN, INC.  
*[Signature]*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

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

December 18, 2011



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 28, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT APPLICATION. LINING REAR YARD FENCE WITH BAMBOO REED ON INTERIOR FACE.**

**FOR- #822 CARSTEN LANE**

Applicant – Paul F. Gay

Application #H16-03-0038

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 305-809-3973 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.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Paul Gray, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 822 Carsten Ln Key West FL 33040 on the 23 day of June, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 28th, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H16-03-0038

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Paul Gray  
Date: June 23, 2016  
Address: 822 Carsten Ln  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 23<sup>rd</sup> day of June, 2016.

By (Print name of Affiant) Paul Francis Gray who is personally known to me or has produced Driver License as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Ruth Pierre

Notary Public - State of Florida (seal)

My Commission Expires: 12/09/2019







**Public Meeting Notice**

FOR THE PROPOSED...  
 AFTER THE FACT APPLICATION...  
 THE 822 CARSTEN LANE





# 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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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.**

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1011738 Parcel ID: 00011430-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

MCGRATH MICHAEL T LIVING TRUST  
5/29/2013  
822 CARSTEN LN  
KEY WEST, FL 33040-7102

**All Owners:**

GRAY PAUL F LIVING TRUST 5/29/2013 R/S,  
MCGRATH MICHAEL T LIVING TRUST  
5/29/2013

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 822 CARSTEN LN KEY WEST

**Legal Description:** KW PT LOT 1 SQR 58 OR195-419/20 OR256-294/99 OR408-417 OR418-1013/15 OR869-1276 OR1112-2363/64 OR1129-269 OR1389-214 OR1435-1276/77 OR1867-1734 OR2022-678 OR2358-779/80 OR2550-1804/05 OR2659-515/16

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



### Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	33	86	2,838.00 SF

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1412  
**Year Built:** 1928

## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	
<b>Effective Age</b> 11	<b>Perimeter</b> 238	D
<b>Year Built</b> 1928	<b>Special Arch</b> R	Gr
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

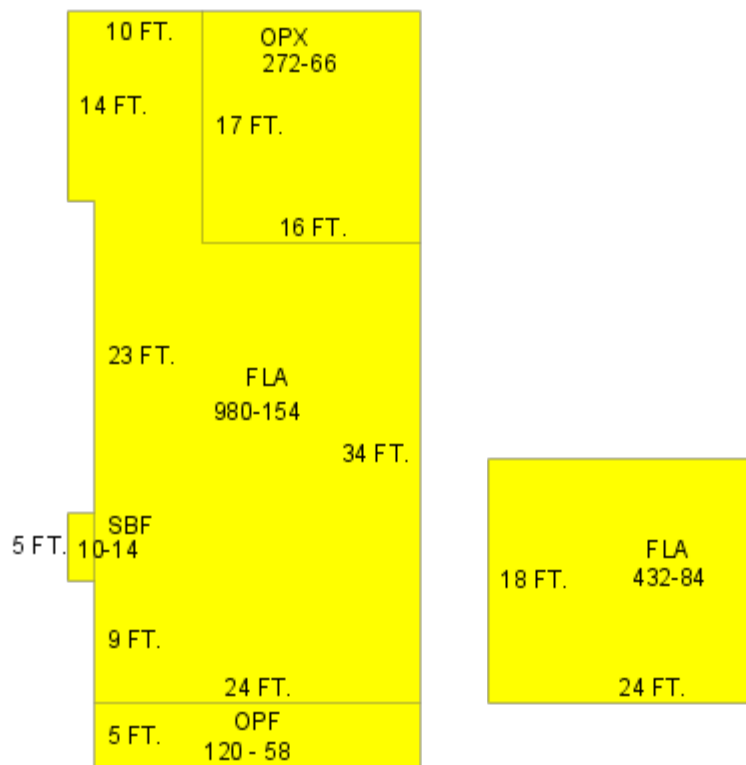
**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b> NONE
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b> NONE

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	2
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	0





**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	<u>FLA</u>	2:B & B	1	1990		Y	
1	<u>FLA</u>	2:B & B	1	1990	N	Y	0.00
3	<u>OPX</u>	2:B & B	1	1990	N	Y	0.00
5	<u>SBF</u>	1:WD FRAME	1	2003	N	Y	0.00
6	<u>OPF</u>		1	2004			

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
2	FN2:FENCES	198 SF	33	6	1988	1989	2	30
3	PO4:RES POOL	190 SF	19	10	1989	1990	5	50
4	PT2:BRICK PATIO	160 SF	0	0	1989	1990	2	50
5	CL2:CH LINK FENCE	348 SF	0	0	1964	1965	1	30
6	FN2:FENCES	186 SF	0	0	1995	1996	2	30

## Appraiser Notes

2003-05-02 ASKING \$699,000 AT THE CURRENT .

2006-01-31 ASKING \$1,649,000. RENOVATED 3/3,POOL,PARKING FROM MLS LISTINGS-SKI

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	97-2039	06/01/1997	12/01/1997	5,100 Residential	A/C
2	97-2328	07/01/1997	12/01/1997	1,200 Residential	ELECTRICAL
3	97-2616	08/01/1997	12/01/1997	3,000 Residential	REPLACE WINDOWS
4	02-2989	11/20/2002	11/22/2002	7,500 Residential	ROOFING
5	03-2549	07/24/2003	11/07/2003	1,000 Residential	PLUMBING
6	04-2648	08/11/2004	12/03/2004	600 Residential	NEW SINKS
7	04-0001	01/09/2004	12/03/2004	4,100 Residential	PLUMBING & RENOV
8	03-4242	01/14/2004	12/03/2004	400 Residential	FENCE WORK
9	03-2932	08/25/2003	12/03/2004	14,000 Residential	REPLACE CABINETS
10	05-3272	08/03/2005	09/28/2006	2,400 Residential	REPAIR WOODROT 80SF REPAINT EXTERIOR OF HOUSE

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	487,115	12,321	617,728	1,117,164	1,104,281	25,000	1,079,281
2014	463,320	11,609	620,588	1,095,517	1,095,517	25,000	1,070,517
2013	335,422	12,037	515,795	863,254	863,254	0	863,254
2012	343,045	12,472	387,904	743,421	718,247	25,500	692,747
2011	339,234	12,901	345,192	697,327	697,327	25,500	671,827
2010	346,857	13,329	367,868	728,054	728,054	25,500	702,554
2009	389,539	13,763	435,992	839,294	839,294	25,500	813,794
2008	162,246	14,192	496,650	673,088	673,088	0	673,088
2007	217,873	11,301	378,873	608,047	608,047	0	608,047

2006	969,997	11,657	269,610	1,251,264	1,251,264	0	1,251,264
2005	737,556	12,014	244,068	993,638	993,638	0	993,638
2004	339,396	12,363	212,850	564,609	564,609	0	564,609
2003	384,314	12,718	106,227	503,259	503,259	0	503,259
2002	357,980	13,075	80,388	451,443	451,443	0	451,443
2001	281,136	13,424	80,388	374,948	374,948	0	374,948
2000	311,055	19,179	58,856	389,090	389,090	0	389,090
1999	254,028	16,114	58,856	328,998	328,998	0	328,998
1998	222,923	14,530	58,856	296,308	296,308	0	296,308
1997	205,557	13,537	53,114	272,208	272,208	0	272,208
1996	95,527	14,230	53,114	162,872	150,505	25,000	125,505
1995	87,036	13,124	53,114	153,274	146,835	25,000	121,835
1994	77,837	12,024	53,114	142,975	142,975	25,000	117,975
1993	84,085	12,317	53,114	149,516	149,516	25,000	124,516
1992	84,085	12,602	53,114	149,801	149,801	25,000	124,801
1991	84,085	12,888	53,114	150,087	150,087	0	150,087
1990	54,646	1,051	38,041	93,737	93,737	25,000	68,737
1989	44,396	0	37,323	81,719	81,719	25,000	56,719
1988	38,577	0	33,017	71,594	71,594	0	71,594
1987	33,335	0	19,386	52,721	52,721	0	52,721
1986	33,481	0	18,862	52,343	52,343	0	52,343
1985	32,653	0	11,685	44,338	44,338	0	44,338
1984	30,937	0	11,685	42,622	42,622	0	42,622
1983	30,937	0	11,685	42,622	42,622	0	42,622
1982	17,282	0	9,905	27,187	27,187	0	27,187

## 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
11/20/2013	2659 / 515	1,290,000	WD	Q
1/10/2012	2550 / 1804	1,175,000	WD	Q
4/22/2008	2358 / 779	1,210,000	WD	Q
6/25/2004	2022 / 0678	1,185,000	WD	Q
3/7/2003	1867 / 1734	652,000	WD	Q
12/1/1996	1435 / 1276	320,000	WD	Q
2/1/1996	1389 / 0214	285,000	WD	Q
4/1/1990	1129 / 269	215,000	WD	Q
12/1/1982	869 / 1276	60,000	WD	Q

This page has been visited 9,475 times.

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