

# **Staff Report**

# Historic Architectural Review Commission

## Staff Report Item 9-a

**Meeting Date:** November 13, 2012

**Applicant:** Meridian Engineering

**Application Number:** H12-01-1746

**Address:** #525 Simonton Street

**Description of Work:** New addition over existing one story cottage.

**Guidelines Cited in Review:** Additions, Alterations and New Construction (pages 36-38a), specific guidelines 1, 4 and height, mass, scale, proportion and site for new construction.

### Staff Analysis

The existing two story main house is listed as a contributing structure. The proposed plan is for a second story addition to a single story structure located on the south side of the lot. A review of the 1948 and 1962 Sanborn maps evidences a one story frame structure used as a garage similar in footprint and location as the front portion of the building in question. Although the one story structure is setback from the street the surrounding buildings on the site and back are one and one and a half story structures. Large trees can also be seen of the site. The site is has license to operate 3 transient units.

The proposed plans depict the addition to be conforming to current setbacks although the actual building is a non-conforming structure. The zoning district where the building is located is HNC-1 and the restrictions are as follow;

Front yard- 5 feet  
Side yard- 5 feet  
Rear yard- 15 feet  
Maximum height- 35 feet

The plans proposes a second floor addition made of wood with a gable roof and hardiboard siding. The plan also includes the construction of a front porch on the west façade. The building will extend approximately 24'-7" from its highest point to grade. For FEMA purposes the structure is located on an x flooding zone.

### **Consistency with Guidelines**

1. The proposed addition will change the mass and scale of the existing building. Furthermore the existing building used to be a carport that was expanded to the back and converted into a unit. The addition converts a single story into a two story structure.
2. The structures on the back and side are one and one and a half stories.
3. The second floor design responds to setback requirements and not to traditional forms therefore the proposed facades, particularly the north one, reads as it appears that the addition was put over the existing one story building. In the plans the existing building looks compressed due to the larger structure that is depicted over it.

It is staff's opinion that the proposed design is inconsistent with the guidelines. Although the proposed addition is on the back side of the lot the mass and scale of the new construction will not be in character with the surrounding adjacent properties. The proposed design is not sensitive to the existing one story structure.

# **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

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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.

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

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Prism House is listed as contributing. Built ca. 1890.*

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

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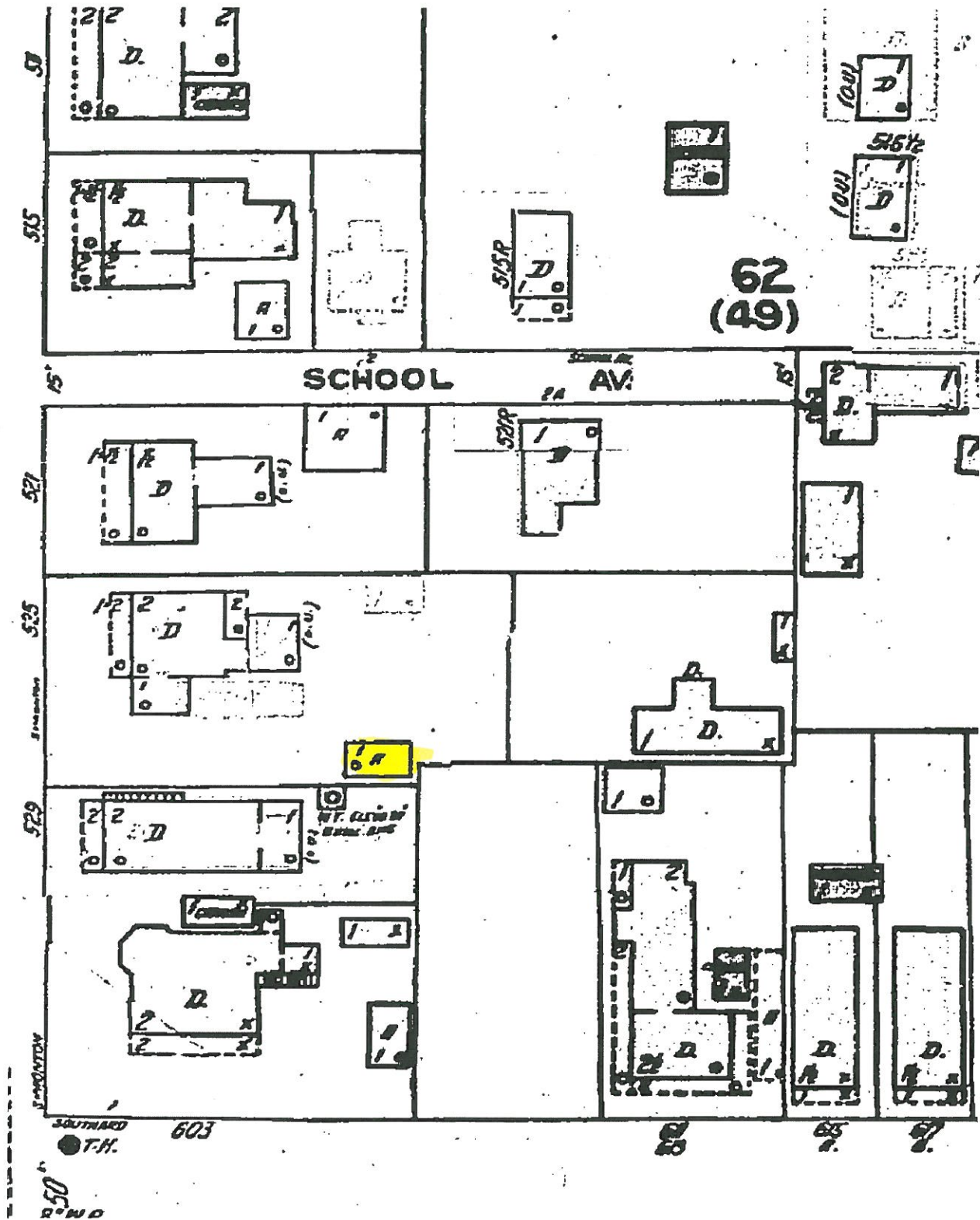
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

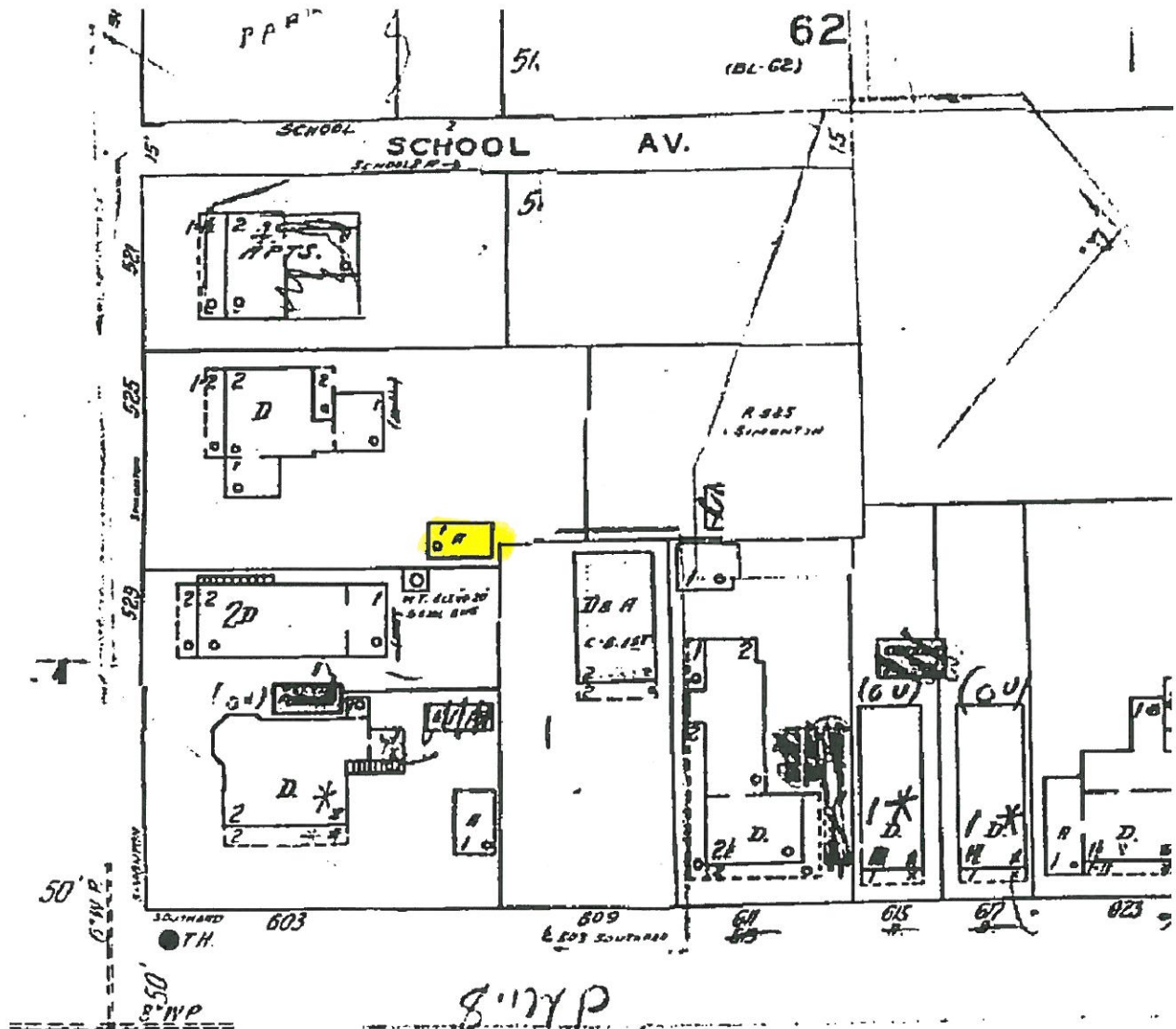


# **Sanborn Maps**



#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.



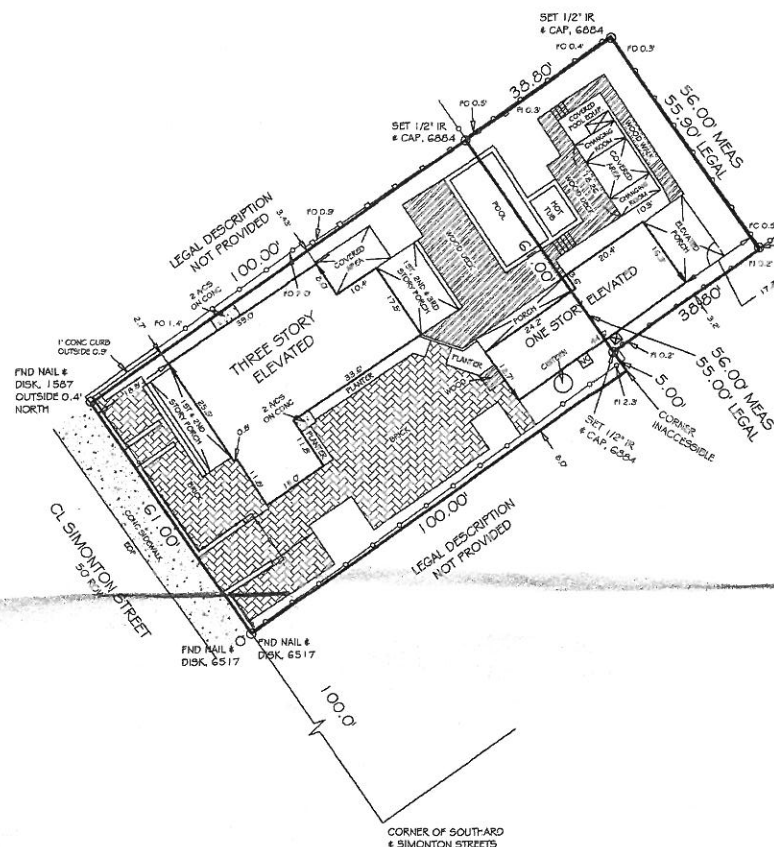
Photo 13: View of the front (west side) of the cottage and main house.



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

# Survey

LOCATION MAP - N.T.S.



## 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 South-easterly 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

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

SCALE:	1"=20'	I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY TO BE USED TO SUE OR BE SUED TO ENFORCE OR DEFEND ANY CLAIM OR TO OBTAIN OR DEFEND ANY REMEDY. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY TO BE USED TO OBTAIN OR DEFEND ANY REMEDY. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY TO BE USED TO OBTAIN OR DEFEND ANY REMEDY.
FIELD NO.:	0506/04	
DATE:	05/06/04	
REVISION:		
SHEET:	1 OF 1	
DRAWN BY:	JM	
CHECKED BY:	RR	NOT VALID WITHOUT THE SIGNATURE AND THE ENGINEER'S SEAL OF A LICENSED SURVEYOR AND ENGINEER.
INVOICE NO.:	40503C5	

NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SALVAGE AND MARINE.

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

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#5 SHIPS WAY, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

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

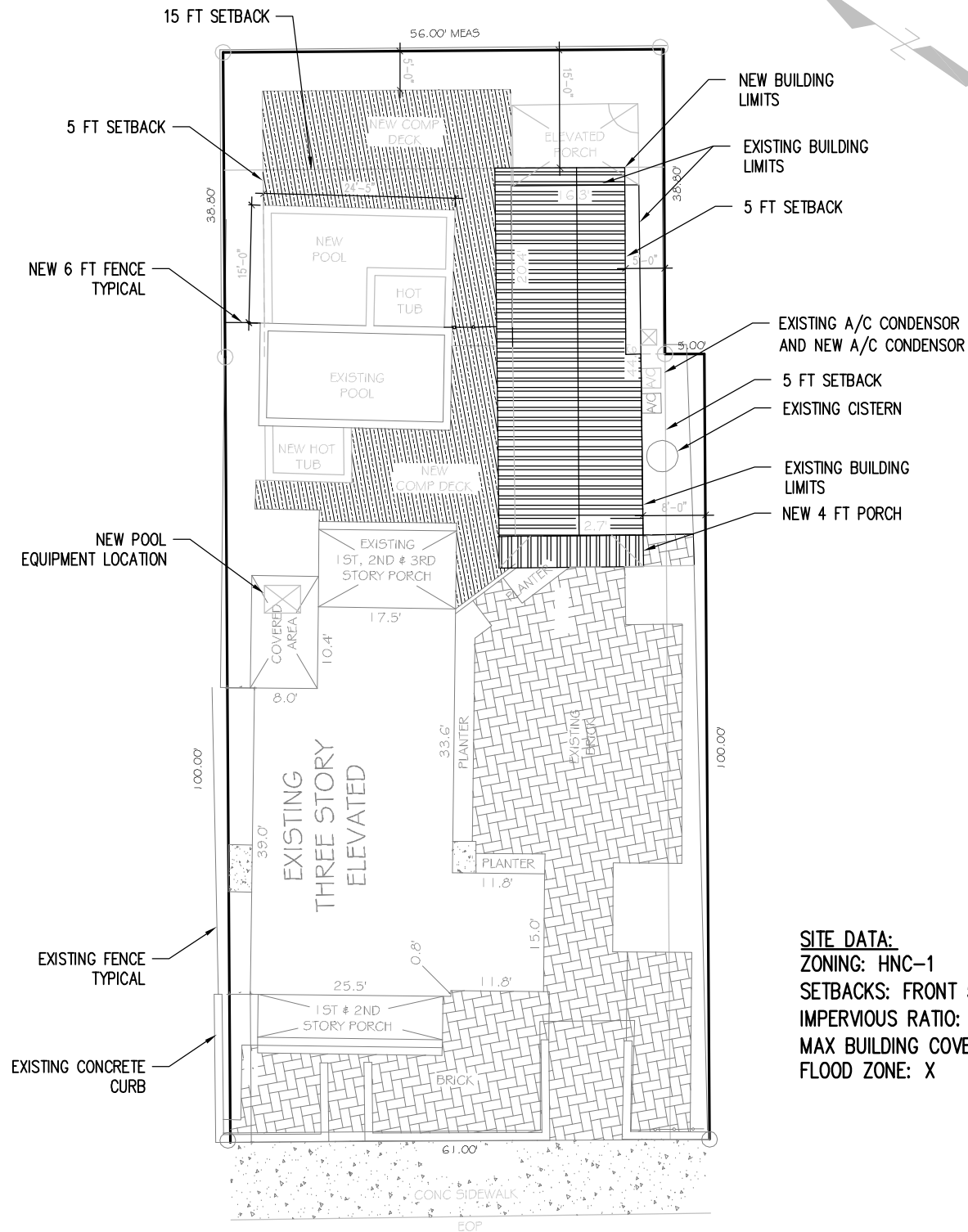
FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

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

[illegible]

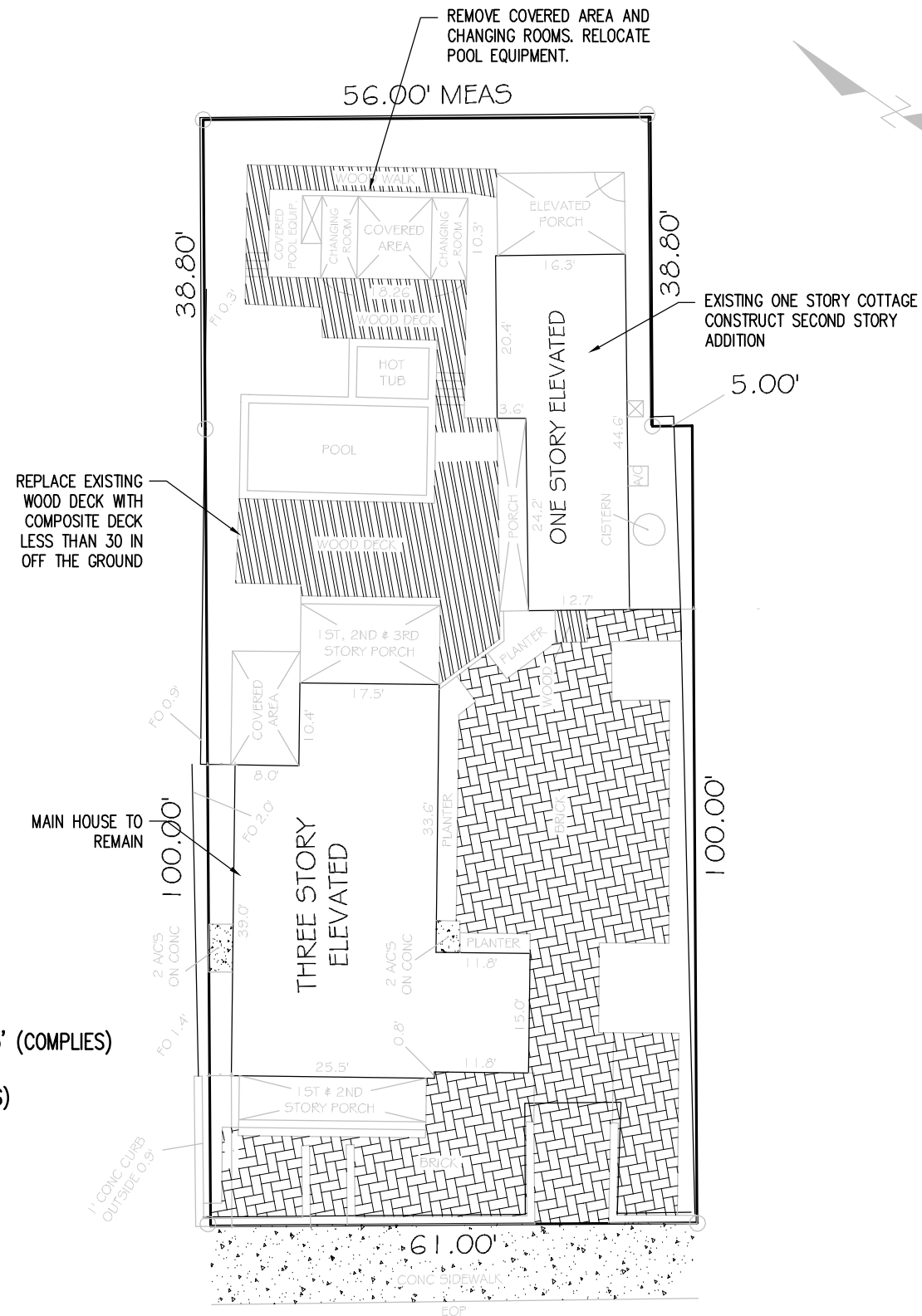


## **Proposed design**



**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

2  
A-1  
**PROPOSED SITE PLAN**  
 SCALE: 1"=20'-0"



1  
A-1  
**EXISTING SITE PLAN**  
 SCALE: 1"=20'-0"

Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 pn305-233-5233 fax293-4899

Seal:

RICHARD J. MILELLI  
 PE #58315

General Notes

**525 SIMONTON**  
**Commercial Addition**  
 525 SIMONTON ST.  
 KEY WEST, FLORIDA

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

AutoCad File No.

Revisions:

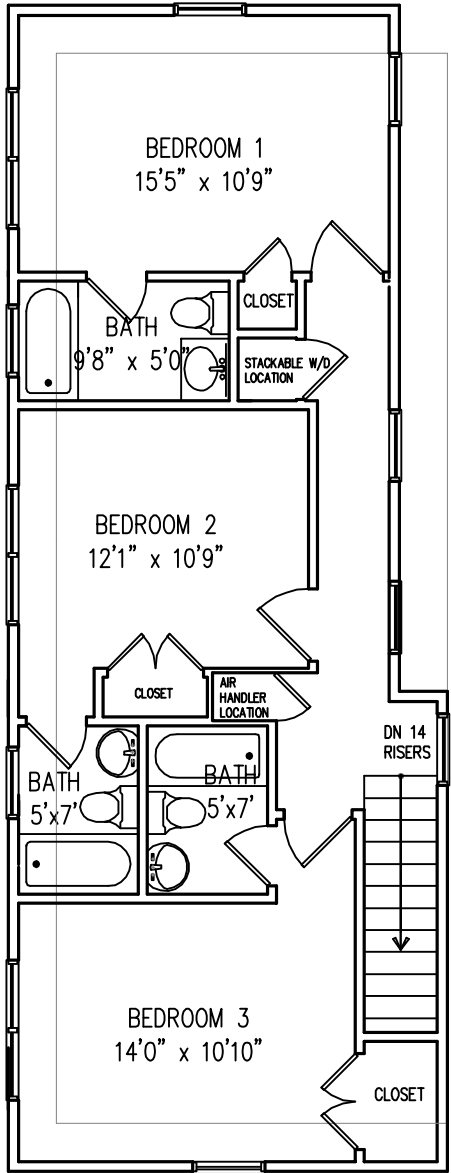
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SITE PLANS

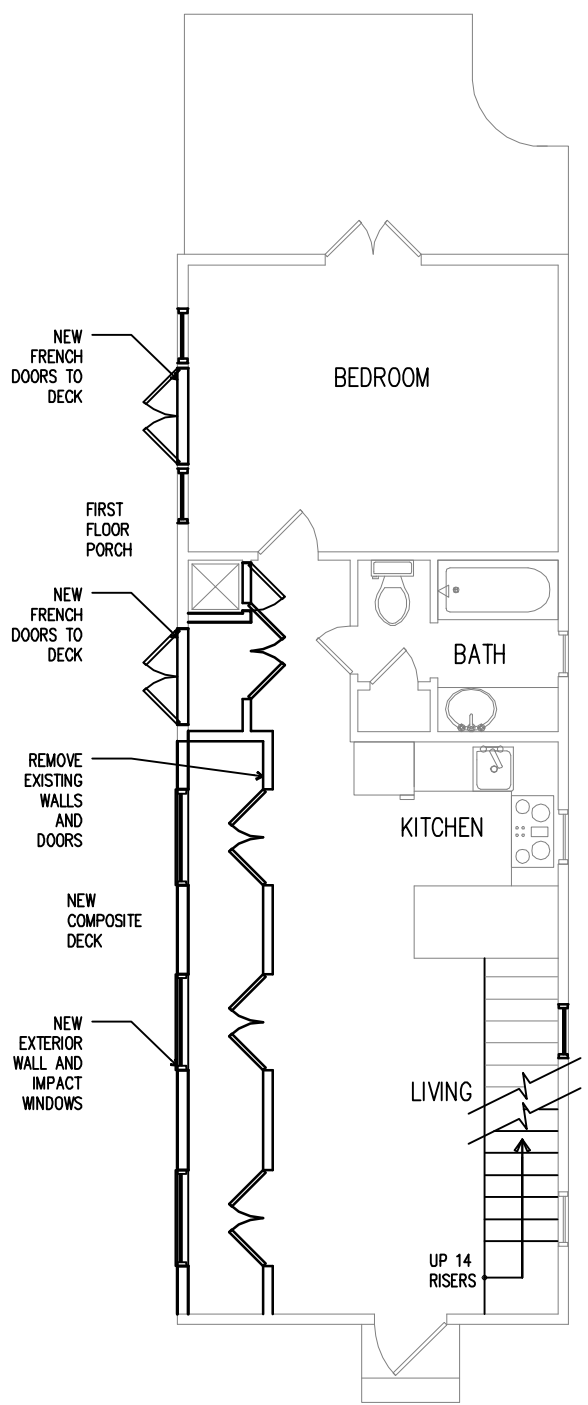
Sheet Number:

**A-1**

Date: OCT 24, 2012



2 PROPOSED SECOND FLOOR PLAN  
A-1 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
A-1 SCALE: 1/8" = 1'-0"

Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-9233 fax:293-4899

Seal:

RICHARD J. MILELLI  
PE #58315

General Notes:

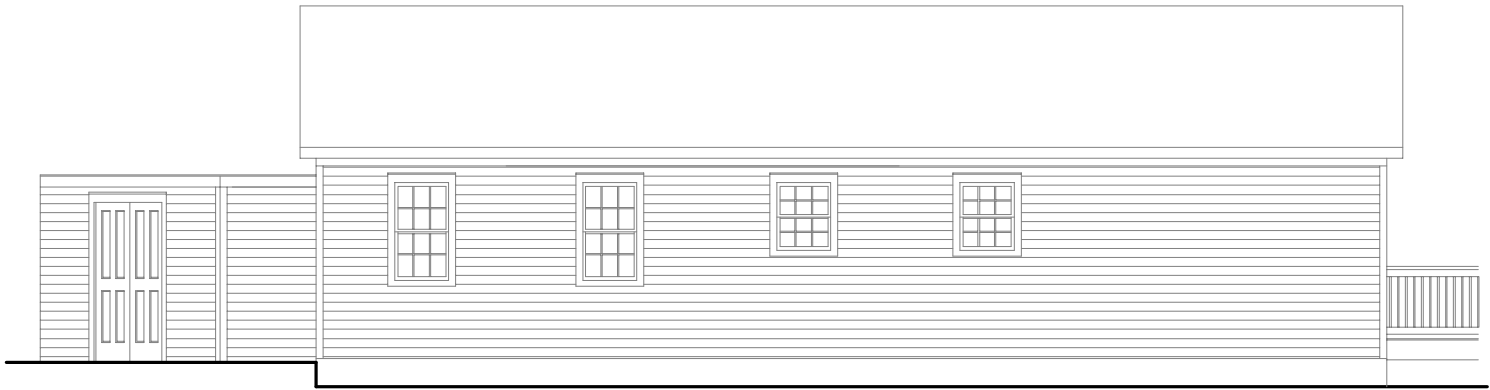
525 SIMONTON  
Commercial Addition  
525 SIMONTON ST.  
KEY WEST, FLORIDA

Drawn By: PCS  
Project No:  
AutoCad File No:  
Checked By: RJM  
Scale:

Revisions:

Title:  
FLOOR PLANS

Sheet Number:  
A-2  
Date: OCT 24, 2012



4  
A-3

**EXISTING SOUTH ELEVATION**

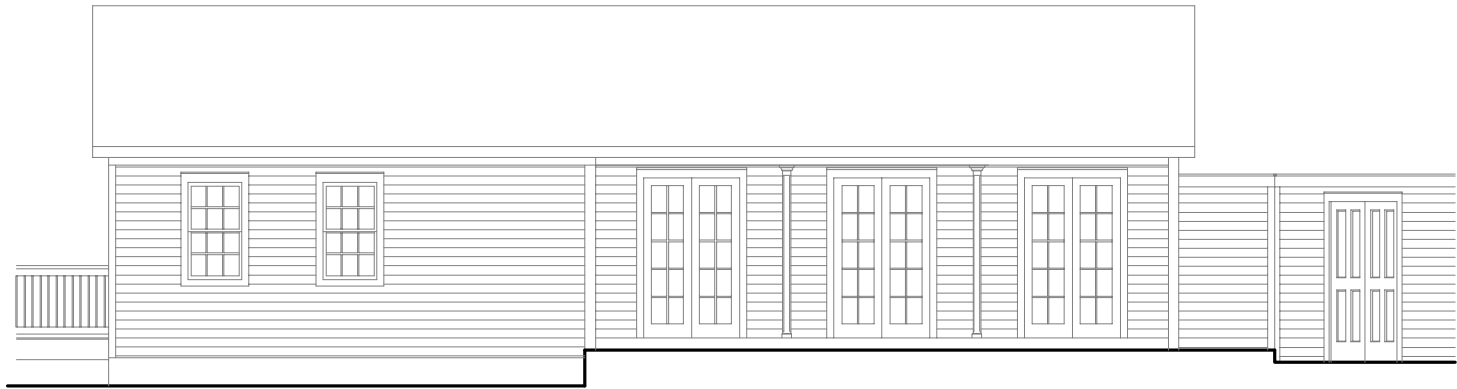
SCALE: 1/8" = 1'-0"



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  
01-305-233-5233 fax 233-4899

Seal:

**REGISTERED PROFESSIONAL ENGINEER**  
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:  
EXISTING  
ELEVATIONS

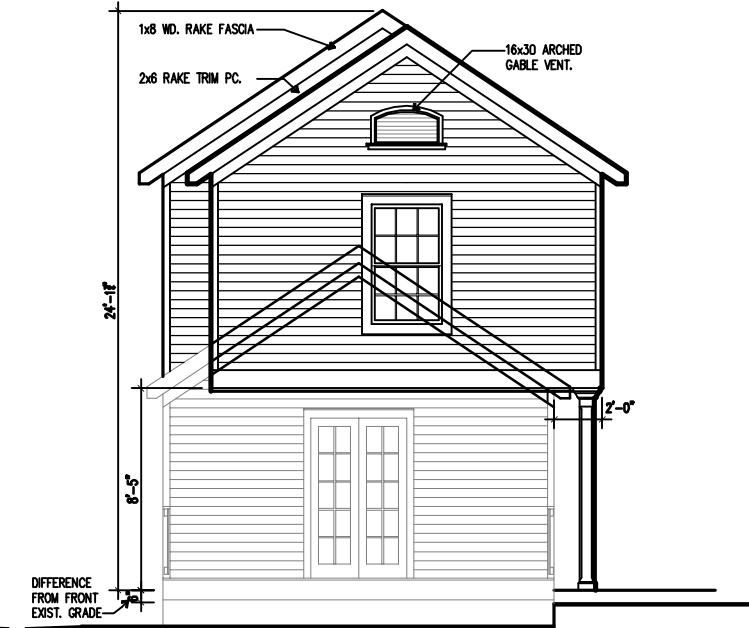
Sheet Number:

**A-3**

Date: OCT 24, 2012



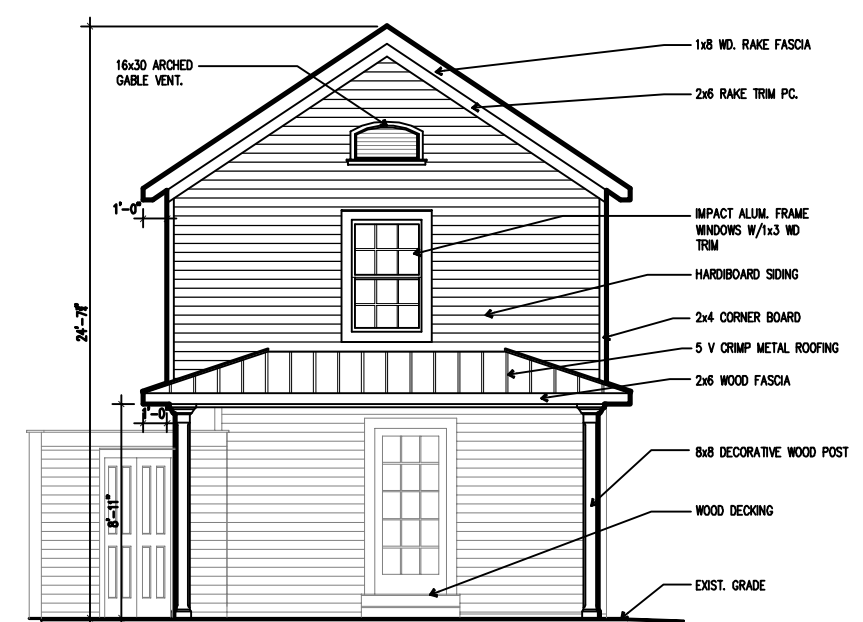
4 PROPOSED SOUTH ELEVATION  
A-4 SCALE: 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION  
A-4 SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A-4 SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
A-4 SCALE: 1/8" = 1'-0"

Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
01/30/2013-02/13 10/29/2013

Seal:

RICHARD J. MILELLI  
PE #58315

General Notes:

525 SIMONTON  
Commercial Addition  
525 SIMONTON ST.  
KEY WEST, FLORIDA

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

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](http://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  
 Effective Age 19  
 Year Built 1943  
 Functional Obs 0

Condition E  
 Perimeter 418  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 23  
 Grnd Floor Area 3,034

### Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

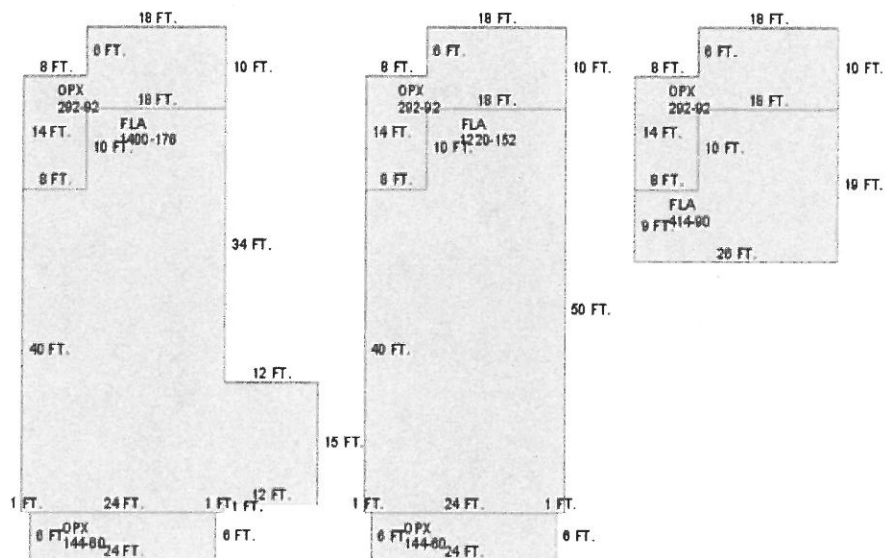
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

### Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 20

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 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  
Effective Age 19  
Year Built 1986  
Functional Obs 0

Condition E  
Perimeter 120  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 23  
Grnd Floor Area 608

## Inclusions:

Roof Type  
Heat 1  
Heat Src 1

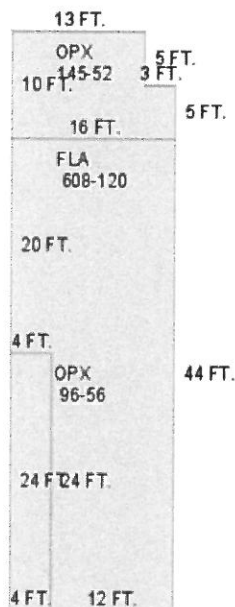
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

## Extra Features:

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 6

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
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 %
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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