

Historic Architectural Review Commission

Staff Report Item 10b

Meeting Date: September 22, 2013

Applicant: William P. Horn, Architect

Application Number: H13-01-1549

Address: #407 Front Street

Description of Work: Demolition of non-historic exterior walls and partial demolition of roofs.

Building Facts: The building is not listed in the surveys. According to the records the building was built in 1974. Through time the building has been change; gable roofs, doors and windows have been added and replaced.

Guidelines Cited in Review: Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the partial demolition of existing fake gable roofs. The plan also includes partial demolition of front and side walls in order to install storefronts and new doors. The building is not-historic.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed partial demolitions of non-historic elements can be considered by the Commission since it is consistent with Sec. 102-217 (2) of the Land Development Regulations. The structure does not have any qualities or significance that will deem it to be considered contributing in a near future. If the demolition request is approved this review will count as the first and only reading for the demolition request.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 09-1013-011549
APPLICATION # _____

OWNER'S NAME: Love in Key West, LLC, Steven Handelsman DATE: 9-23-13

OWNER'S ADDRESS: PO Box 28, Gendney Station, White Plains, NY PHONE #: 914-761-8880

APPLICANT'S NAME: William P Horn Architect, PA PHONE #: 305-296-8302

APPLICANT'S ADDRESS: 915 Eaton Street, Key West, Fl.

ADDRESS OF CONSTRUCTION: 407 Front Street # OF UNITS: 4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Exterior work includes renovations to an existing retail/restaurant building (non-historic). Work includes new flat roofing, storefront/ entryway replacement/ revisions, parapet revisions and painting.

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.

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: 9-23-13

Applicant's Signature: _____

Required Submittals

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

User: LPH/CKK Date: 10/13/13 2512 1001549

PT BUILDING PERMITS-NEW

Trans number: 100 \$100.00
 CK CHECK Date: 1010 2977057 \$100.00
 Date: 10/11/13 time: 16:19:01
 Staff Approval: _____
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is not listed in the surveys. Building is not historic.

Guidelines for roofing / alterations / ATN's ordinance for demolition.

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Project Photos



Photo taken by property Appraiser's office ca. 1965, #407 Front Street. Monroe County Property

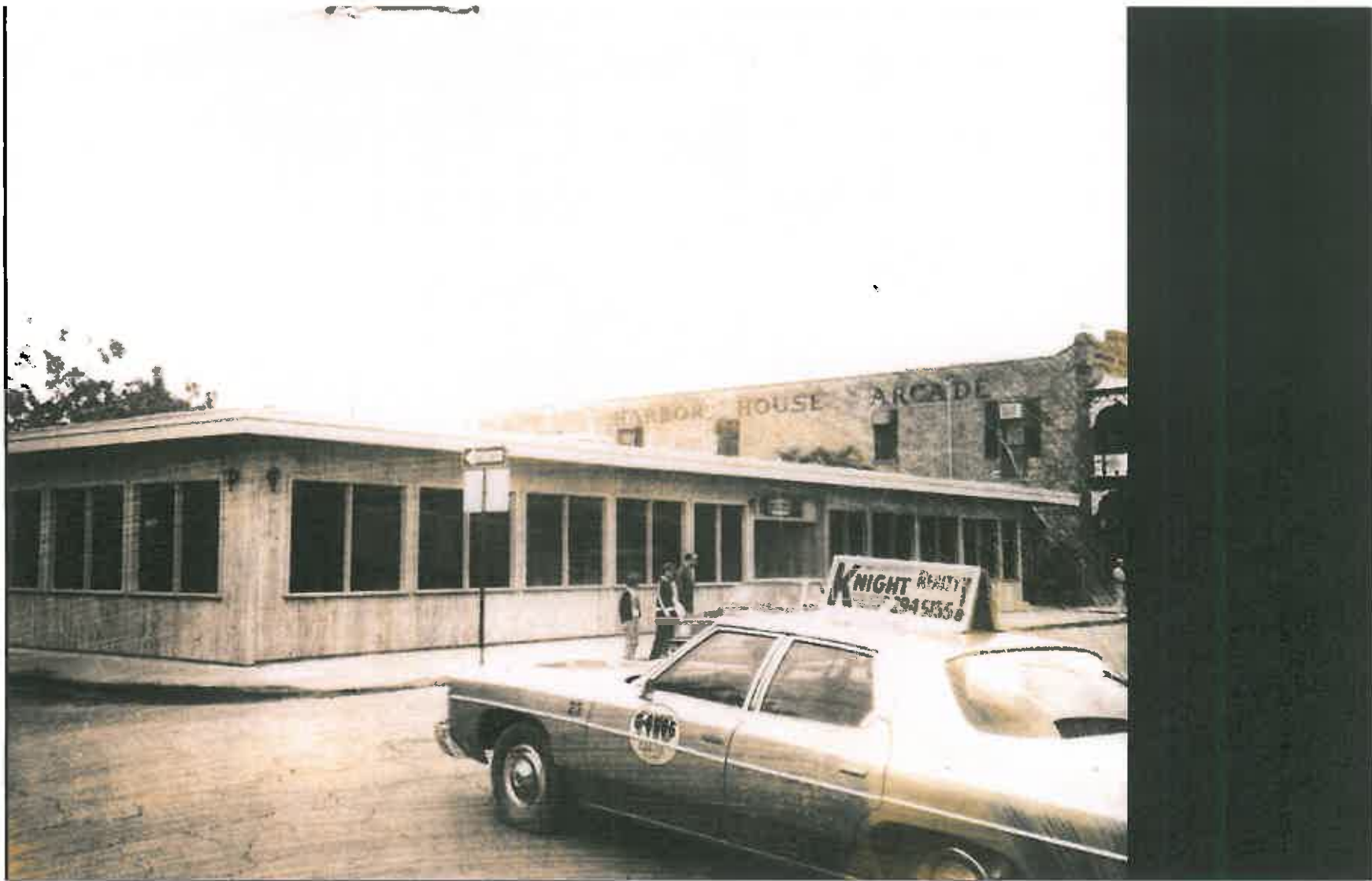


Photo taken by Property Appraiser's office 1979; 407 Front Street. Monroe County Library.















RED FISH BLUE FISH
BAR & RESTAURANT
Dining Room

RED FISH BLUE FISH

VEHICLE
PARKING
ONLY

BICYCLE
PARKING
ONLY



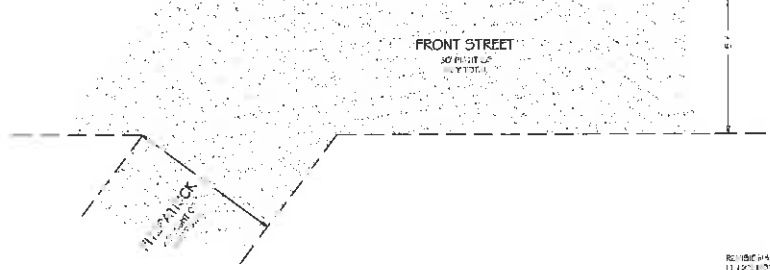
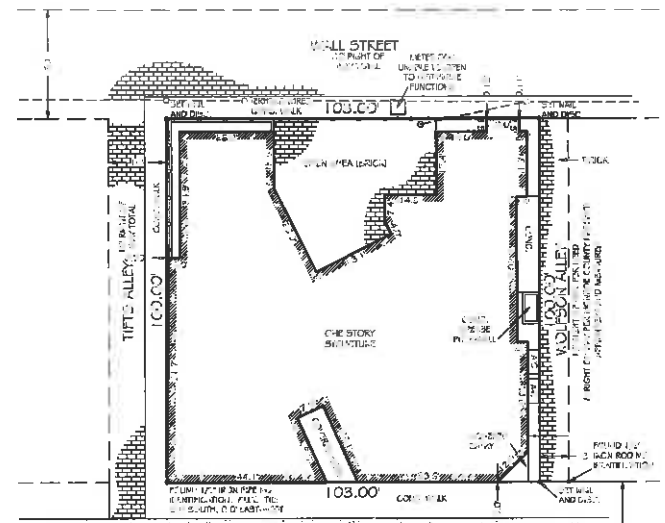


Survey

LOCATION MAP - N.T.S.



SCALE: 1" = 20'
 BEARING BASE:
 DERIVED FROM PLAT
 ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ADDRESS:
 407 FRONT STREET
 KEY WEST, FLORIDA 33040



LEGAL DESCRIPTION -
 ALL THAT PORTION OR PARCEL OF LAND SITUATE ON THE WEST SIDE OF FRONT STREET BOUNDED ON THE EAST BY FRONT STREET APPROXIMATELY 103 FEET, ON THE NORTH BY A 15 FOOT ALLEY APPROXIMATELY 100 FEET, ON THE WEST BY WALL STREET APPROXIMATELY 100 FEET, AND ON THE SOUTH BY TIPS ALLEY APPROXIMATELY 100 FEET, BEING THOSE PARTS OF LOTS 3 AND 4 IN SQUARE 3 WHICH WERE CONVEYED TO JOHN WHITE BY DEED OF JOHN J. BEIGER AND WIFE, DATED APRIL 30, 1864, AND RECORDED IN MONROE COUNTY RECORDS MAY 5, 1864 IN BOOK F, PAGE 575 AND BY DEED OF ISABEL S. PULVER, AND CYRUS B. PULVER HER HUSBAND, DATED APRIL 28, 1868 AND RECORDED IN SAID RECORDS JUNE 12, 1868 IN BOOK L, PAGE 172.

CERTIFIED TO LYDIA PRIVATE BANK, it's successors and/or assigns KUBICKI DRAPER CHICAGO TITLE INSURANCE COMPANY SPOTTSWOOD, SPOTTSWOOD, and SPOTTSWOOD LOVE IN KEY WEST, LLC.

**MAP OF BOUNDARY SURVEY
 PARTS OF LOTS 3 AND 4
 SQUARE 3
 PLAT BOOK P, PAGE 675
 MONROE COUNTY, FLORIDA**

R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER
 20061 QUAIL COUNTRY TRAIL #1, KEY WEST, FL 33040
 OFFICE: 305-233-1346
 CELL: 305-233-1322

DATE	1/24/22	PROJECT	BOUNDARY SURVEY FOR PARTS OF LOTS 3 AND 4 IN SQUARE 3, MONROE COUNTY, FLORIDA
PREPARED BY	R.E. REECE	CLIENT	SPOTTSWOOD LOVE IN KEY WEST, LLC
REVISIONS	01/24/22	DATE	01/24/22
BY	R.E. REECE	REASON	INITIAL SURVEY
DATE	01/24/22	BY	R.E. REECE
DATE	01/24/22	BY	R.E. REECE
DATE	01/24/22	BY	R.E. REECE

REMARKS:
 1) ALL DIMENSIONS GIVEN ARE IN ALL CAPS UNLESS OTHERWISE INDICATED.
 2) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE INDICATED.
 3) ALL DIMENSIONS TO THE CENTERLINE OF THE CURVE ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE INDICATED.
 4) ALL DIMENSIONS TO THE CENTERLINE OF THE CURVE ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE INDICATED.
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Proposed design

SEAL

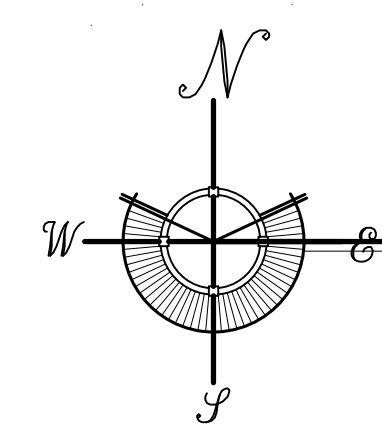
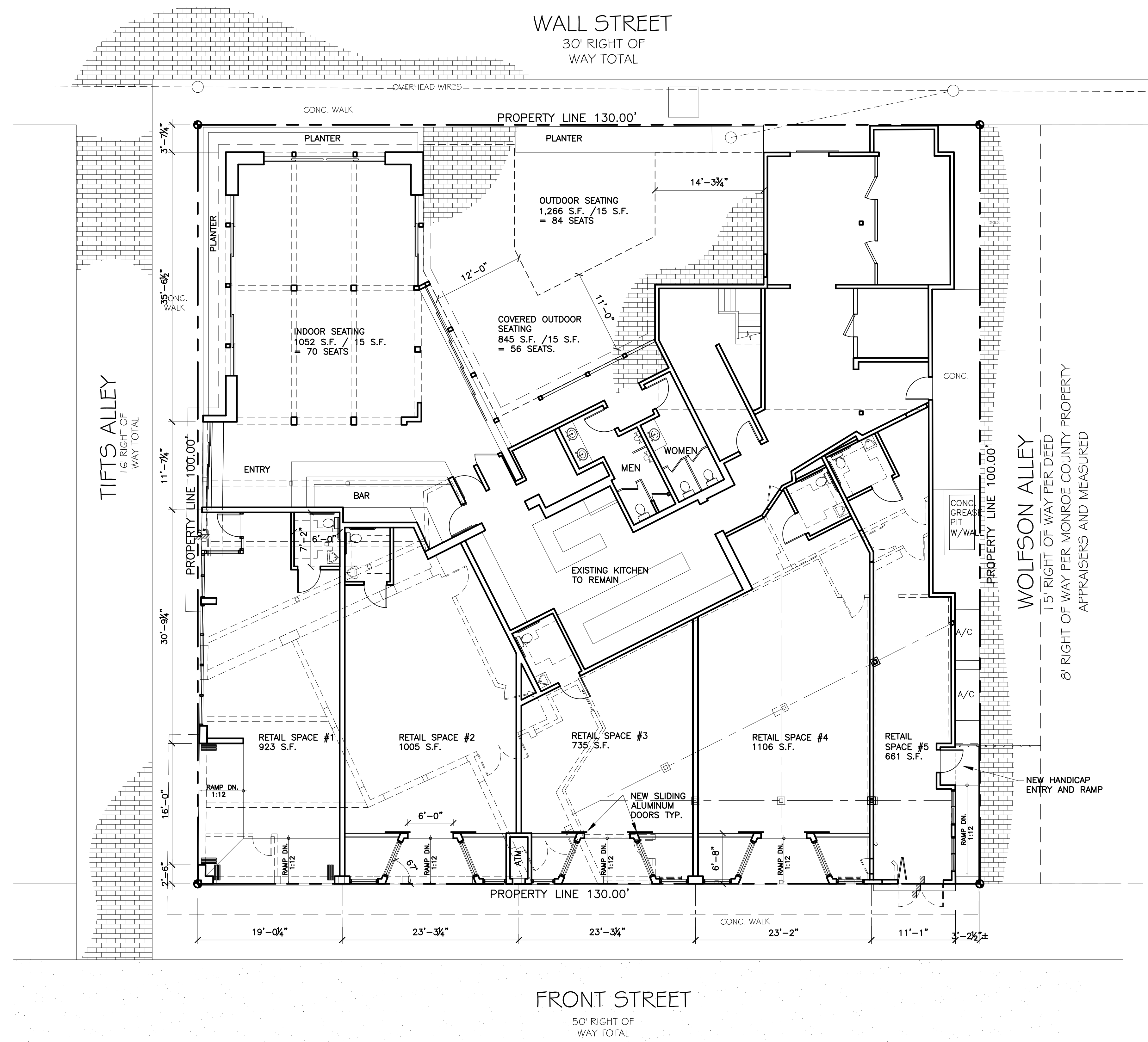
THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
08-02-13
10-04-13 HARC

REVISIONS

DRAWN BY
EMA

PROJECT
NUMBER
1312

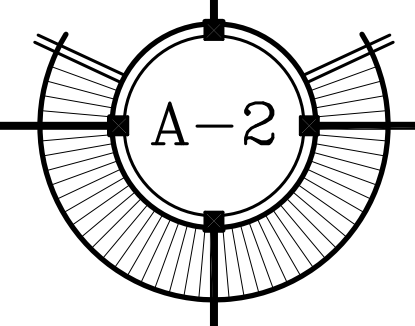


PROPOSED FLOOR PLAN

ALL SITE INFORMATION OBTAINED FROM
SURVEY BY R.E. REECE P.A. DATED 01-03-06

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

RETAIL RENOVATIONS
407 FRONT STREET
KEY WEST, FLORIDA



SEAL

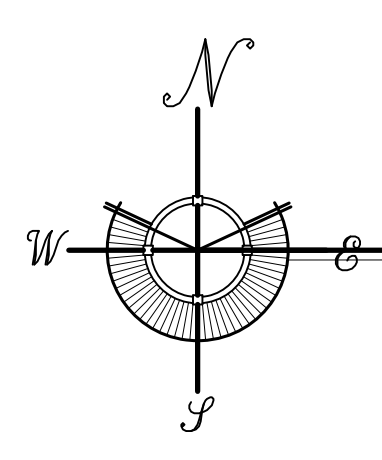
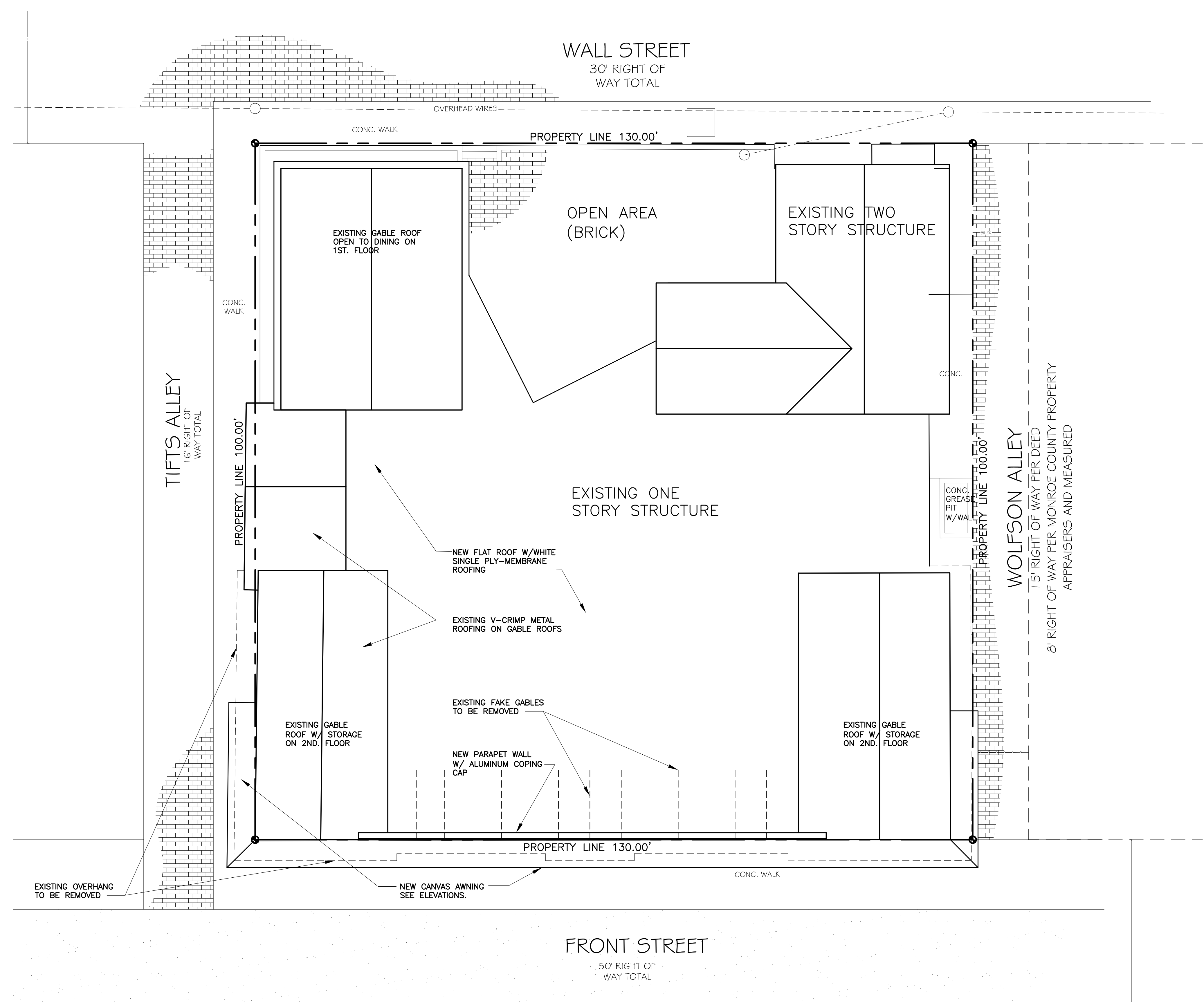
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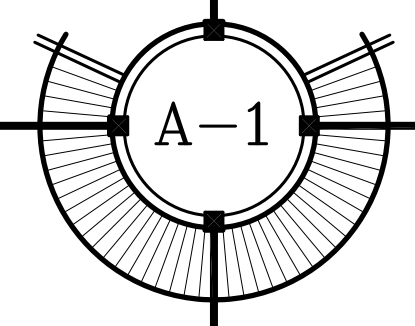


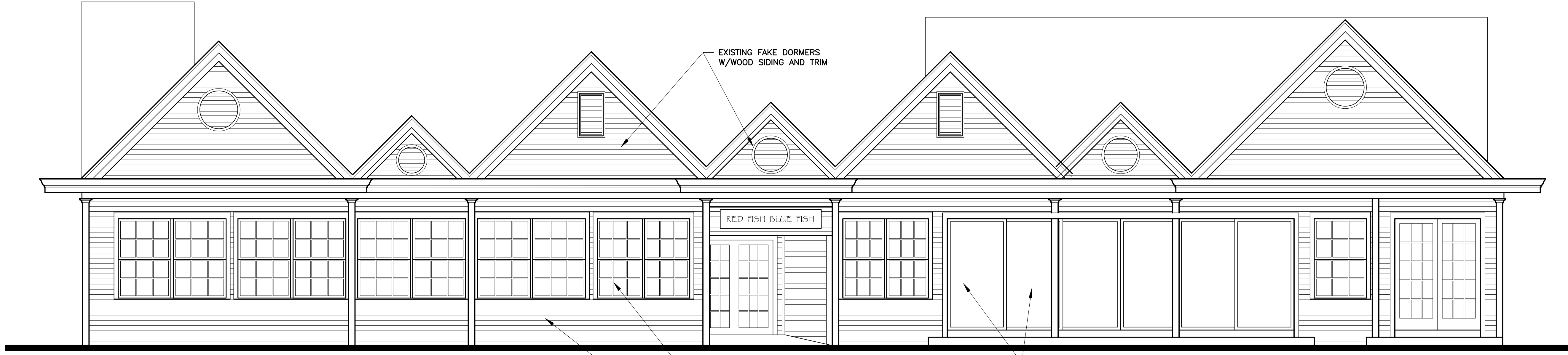
PROPOSED ROOF PLAN

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SURVEY BY R.E. REECE P.A. DATED 01-03-06

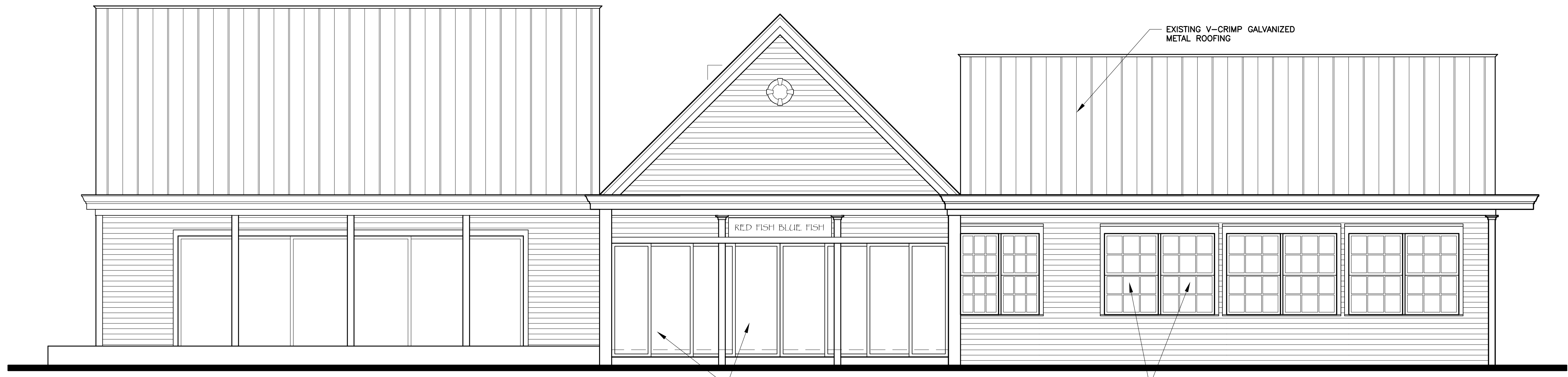
SCALE: 1/8"=1'-0"

RETAIL RENOVATIONS
407 FRONT STREET
KEY WEST, FLORIDA





1 FRONT STREET ELEVATION
EX-3 SCALE: 1/4"=1'-0"



2 TIFTS ALLEY ELEVATION
EX-3 SCALE: 1/4"=1'-0"

SEAL _____

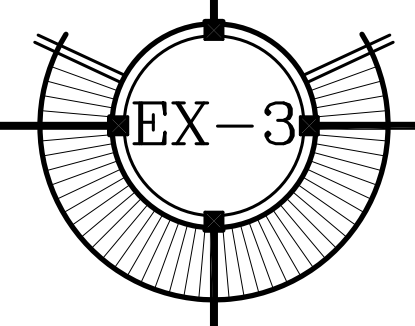
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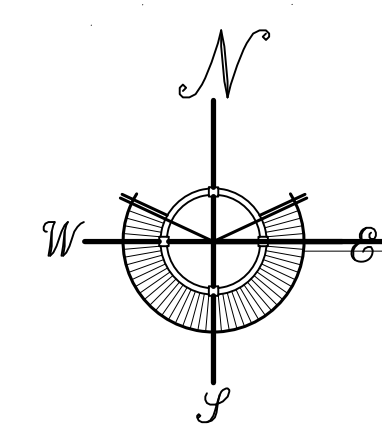
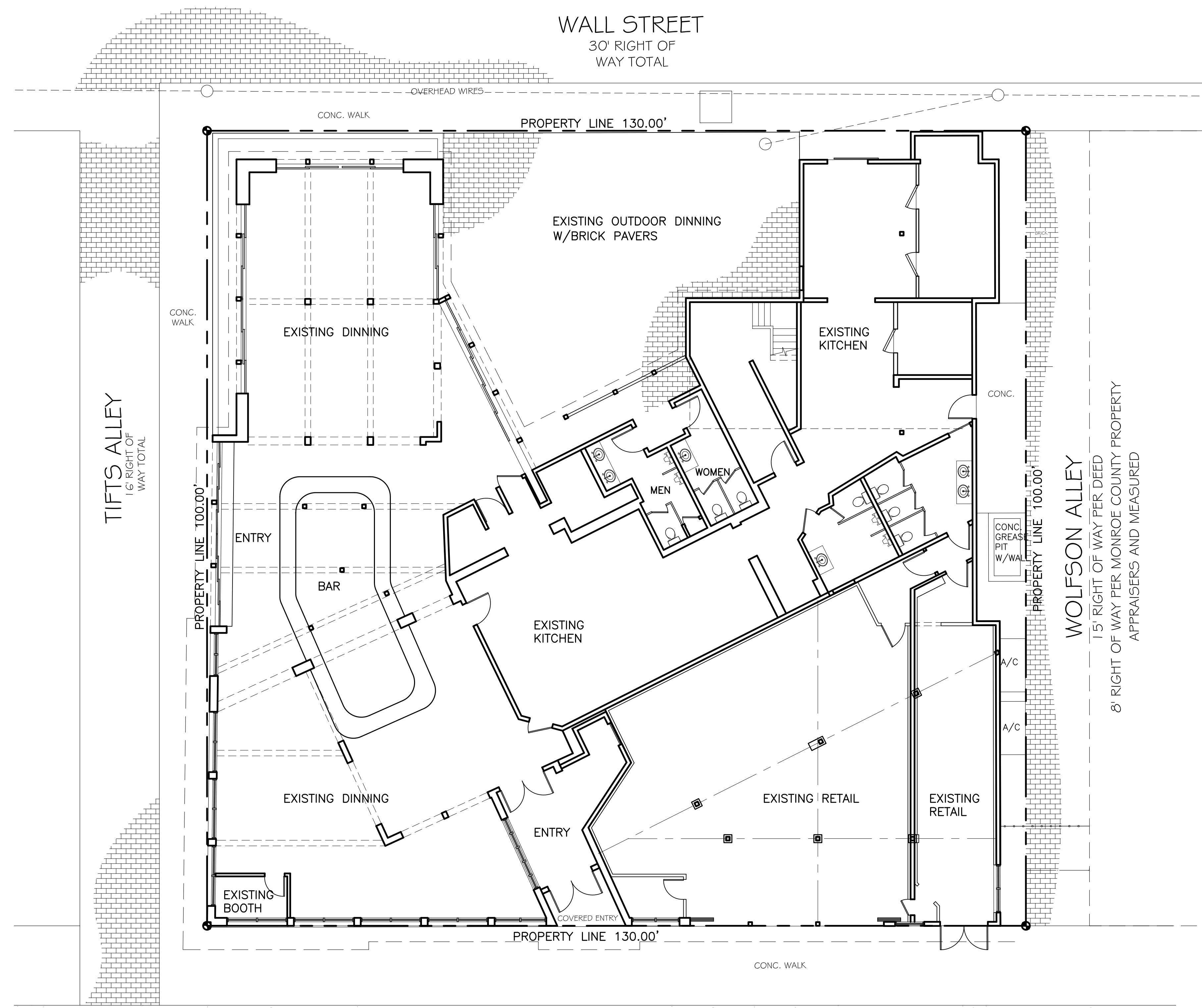
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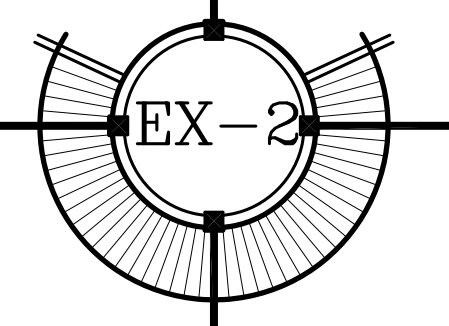


EXISTING FLOOR PLAN

ALL SITE INFORMATION OBTAINED FROM
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SCALE: 1/8"=1'-0"

RETAIL RENOVATIONS
407 FRONT STREET
KEY WEST, FLORIDA



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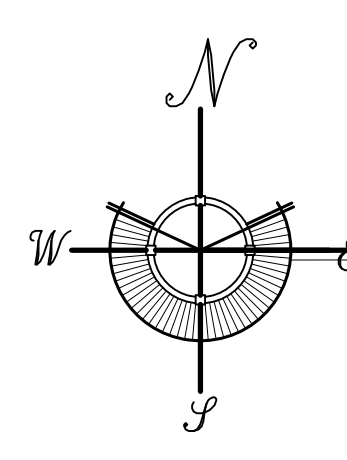
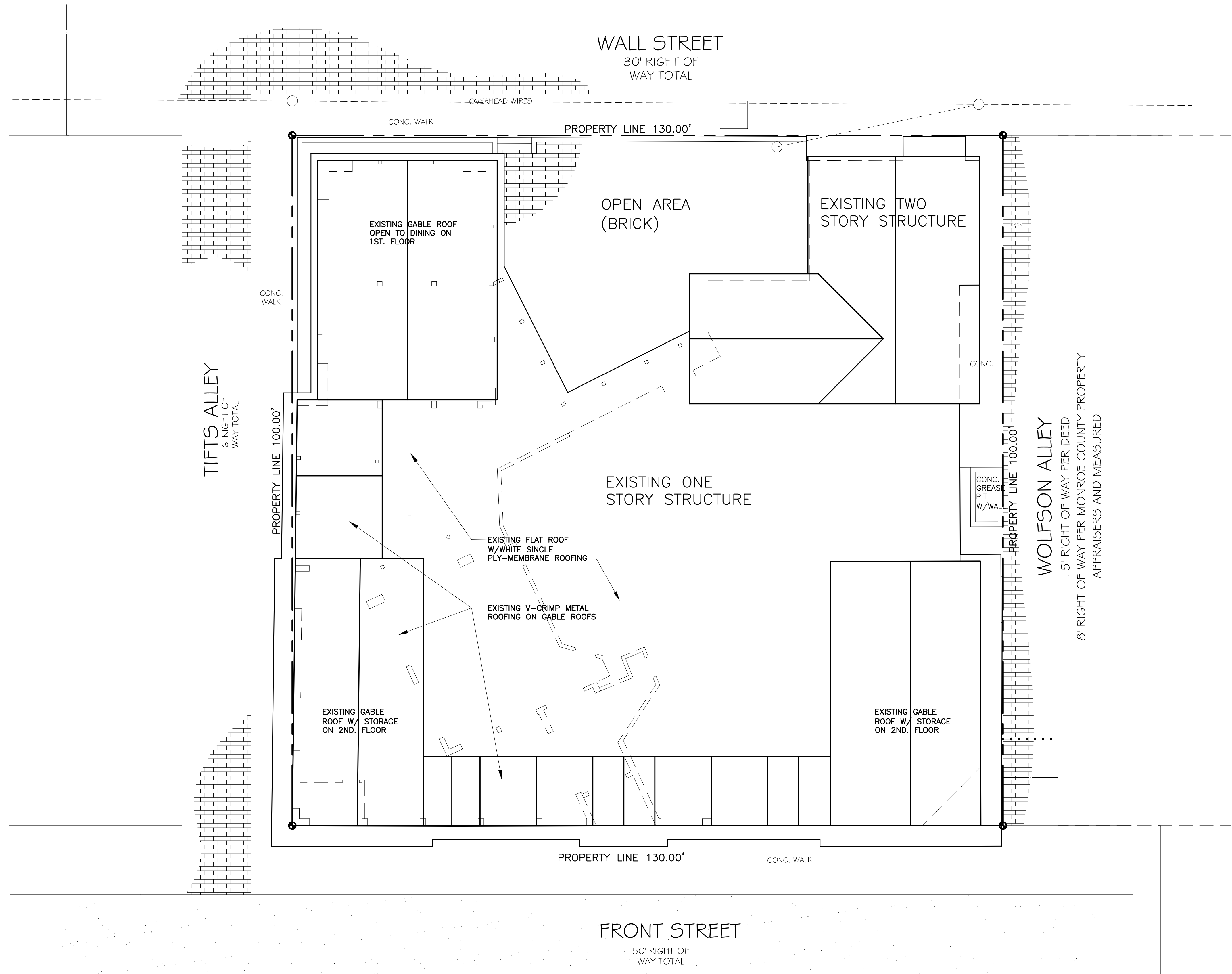
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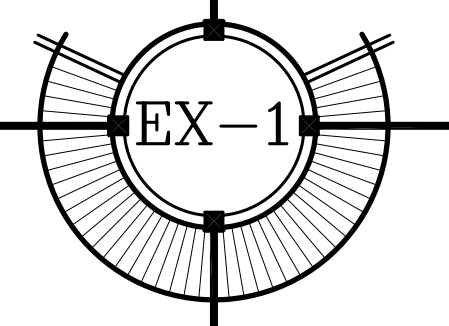


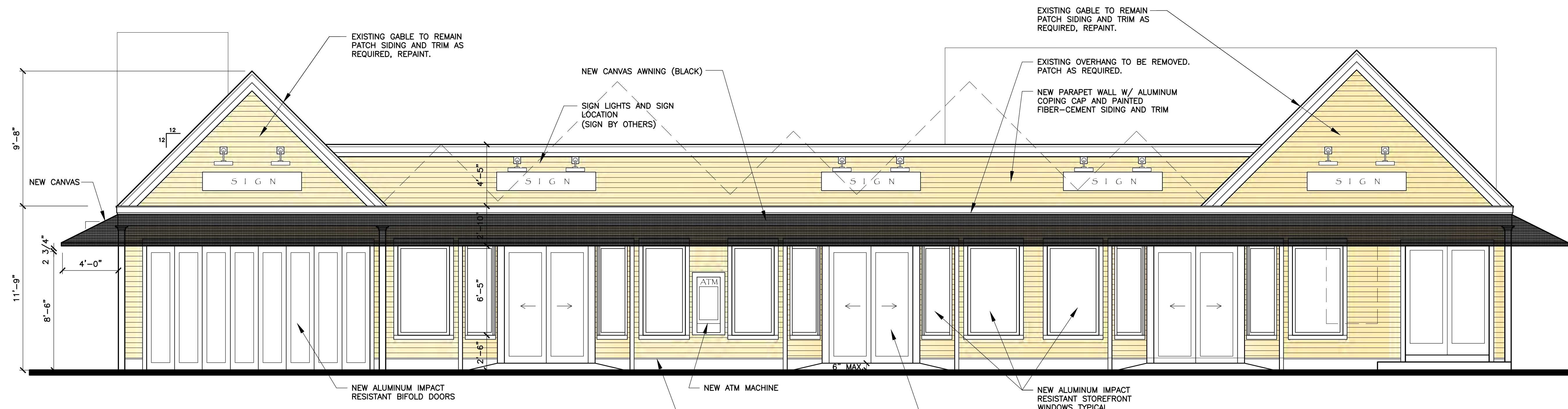
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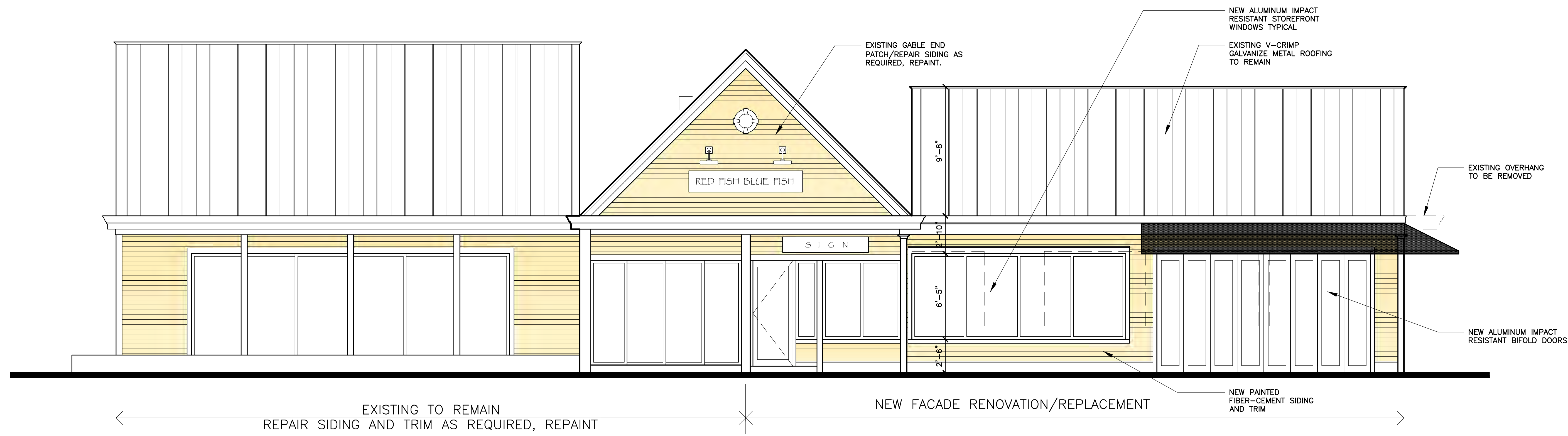
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RETAIL RENOVATIONS
407 FRONT STREET
KEY WEST, FLORIDA





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SEAL

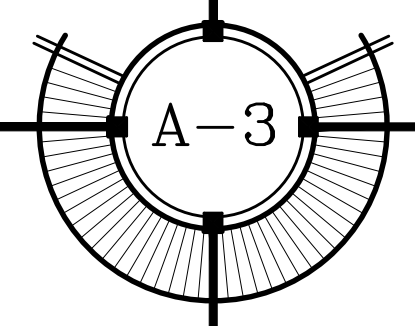
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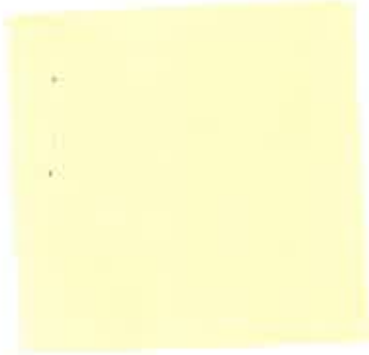


407 FRONT STREET



SUNBRELA BLACK
STYLE 4608

CANVAS AWNING, COLOR



SW 6694

GLAD YELLOW

SIDING, COLOR

TRIM = WHITE

DOORS + STOREFRONT = WHITE

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., October 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

EXTERIOR RENOVATIONS FOR A NON-HISTORIC COMMERCIAL BUILDING INCLUDING NEW ROOFS. DEMOLITION OF NON-HISTORIC EXTERIOR WALLS AND PARTIAL DEMOLITION OF ROOFS.

FOR- #407 FRONT STREET

Applicant- William P. Horn

Application # H13-01-1549

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared WILLIAM P. HORN, 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: 407 FRONT STREET on the 17 day of OCTOBER, 2013.

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 OCTOBER 22, 2013.

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 H13-06-1549

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

Signed Name of Affiant: [Signature]

Date: 10-17-13
Address: 915 EATON ST.
City: KEY WEST
State, Zip: FL. 33040

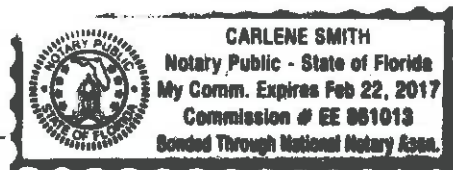
The forgoing instrument was acknowledged before me on this 17th day of October, 2013.

By (Print name of Affiant) Bill Horn who is personally known to me or has produced identification and who did take an oath. _____ as

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Carlene Smith

Notary Public - State of Florida (seal)
My Commission Expires: 2/22/17





407 FRONT STREET

10-17-13



407 FRONT STREET

10-17-13

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.

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

Alternate Key: 1000175 Parcel ID: 00000180-000000

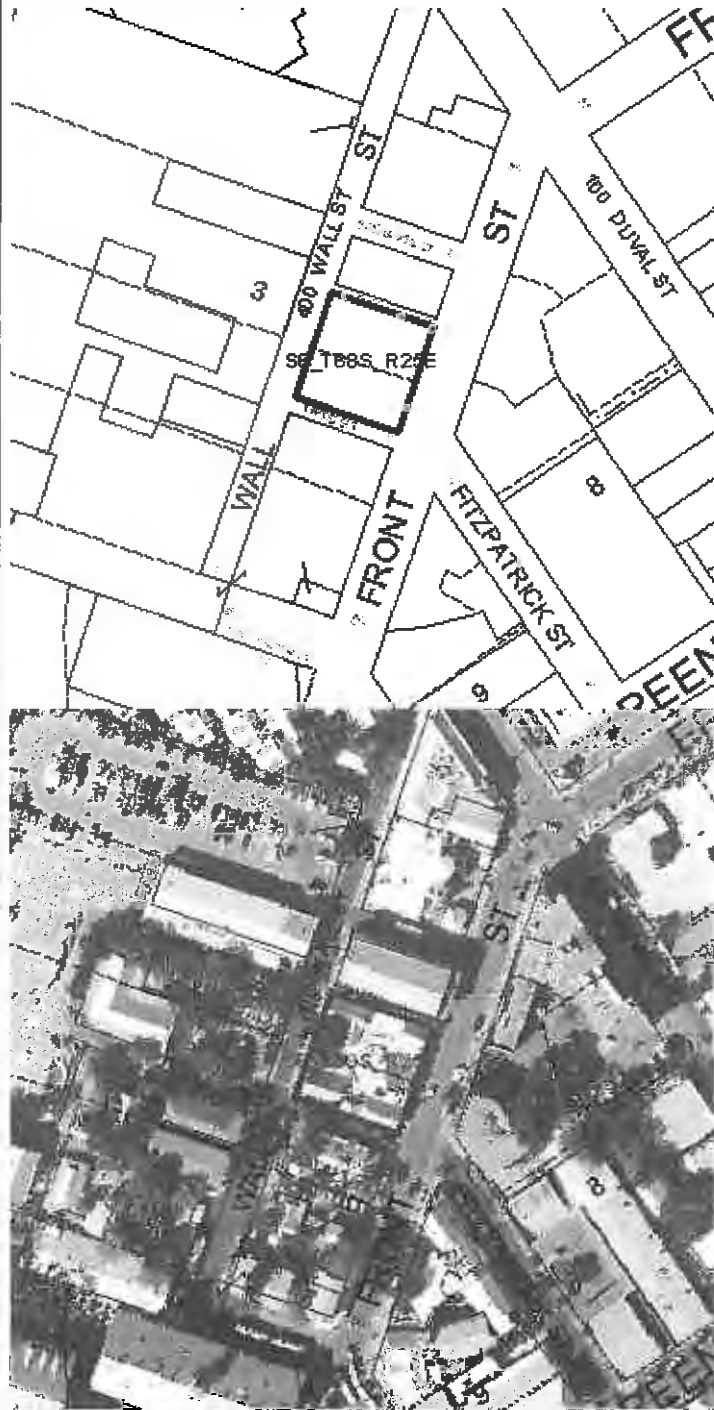
Ownership Details

Mailing Address:
LOVE IN KEY WEST LLC
PO BOX 28
WHITE PLAINS, NY 10605-0028

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 407 FRONT ST KEY WEST
Legal Description: KW PT LOTS 3&4 SQR 3 OR58-117/18 OR410-783 OR682-684 OR2178-2108

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	103	100	10,300.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 8246
Year Built: 1974

Building 1 Details

Building Type
Effective Age 16
Year Built 1974
Functional Obs 0

Condition G
Perimeter 588
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 20
Grnd Floor Area 8,246

Inclusions:

Roof Type
Heat 1
Heat Src 1

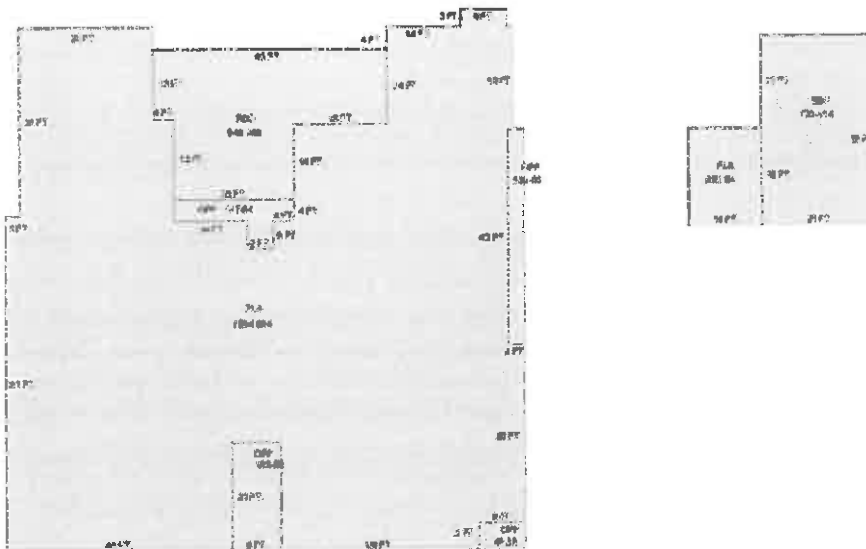
Roof Cover
Heat 2
Heat Src 2

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 22

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	1990					7,994
2	OPF		1	1990					180
3	OPF		1	1990					45
4	OPF		1	1990					120
5	PDO		1	1990					948
6	OPF		1	1990					117

7	FLA	1	1990	252
8	SBF	1	1990	770

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	125	RESTRNT/CAFETR-B-	100	N	Y
	126	OPF	100	N	N
	127	OPF	100	N	N
	128	OPF	100	N	N
	129	PDO	100	N	N
	130	OPF	100	N	N
	131	RESTRNT/CAFETR-B-	100	N	Y
	132	SBF	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	850 SF	0	0	1996	1997	2	30
2	RW2:RETAINING WALL	37 SF	37	1	1975	1976	3	50

Appraiser Notes

2006-06-14 REDFISH BLUEFISH RESTAURANT BAR

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-0583	02/26/2009	1,400	Commercial	REPLACE OLD AIR-HANDLER
1	09-0655	03/04/2009	400	Commercial	CHECK WIRING FOR EXISTING 100 AMP PANEL
1	09-0591	03/02/2009	2,000	Commercial	REPLACE DOUBLE DOORS ON FRONT ST. SIDE OF BUILDING, OPEN UP NON-STRUCTURAL INTERIOR PARTITION
1	09-0392	02/12/2009	3,000	Commercial	INSTALL 1700 SF OF BUILT-UP ROOF
1	09-0991	04/02/2009	1,475	Commercial	INSTALLING A NEW SYSTEM CHANGE-OUT & HOOK-UP TO DUCT OPENINGS
1	09-0953	04/03/2009	800	Commercial	RUN NEW 40 AMP CIRCUIT FOR NEW CENTRAL A/C
1	13-0411	04/08/2013	900	Commercial	2 WALL (84" X 12") & (72" X 12"). PVC & VINYL, DIGITAL PRINT. "KW OUTLET" & "BOOK HERE." NO ILLUMINATION.

1	13-1181	04/08/2013		900	Commercial	UNIT (B) 84" X 12" 7 SQ. FT., 72 X 12" = 6 SQ FT, WALL SIGNS WITH GRAPHICS, COPY "KW OUTLET" "BOOK HERE".	
1	13-1180	04/24/2013		300	Commercial	5 SQ. FT. WALL SIGN 18" X 40" COPY "FISHING CHARTERS".	
1	96-3726	09/01/1996	12/01/1996	1	Commercial	ROOFING	
1	96-3850	09/01/1996	12/01/1996	1	Commercial	ROOFING	
1	97-2866	10/01/1997	02/13/2005	450	Commercial	CLOSED OUT PERMIT ON 12-13-05 REPAIR FENCE	
1	97-3418	10/01/1997	12/13/2005	16,000	Commercial	REPLACE WOOD FENCE	
1	98-2903	09/18/1998	12/13/2005	2,500	Commercial	30' COUNTER TOP-CLOSED OUT PERMIT 12-13-05	
1	97-3424	10/10/1997	11/05/1998	2,500	Commercial	PAINTING	
1	02-2534	10/02/2002	11/25/2002	500	Commercial	CHANGE DOORS	
1	02-2421	11/14/2002	11/25/2002	5,600	Commercial	HEAT HOOD	
1	02-0101	06/18/2002	08/30/2002	750	Commercial	PAINT	
1	02-0516	03/13/2002	08/30/2002	5,560	Commercial	NEW ELEC SERVICE 800AMP	
1	04-2035	06/22/2004	09/30/2004	2,495	Commercial	R&R SLIDING DOORS	
1	05-5584	12/06/2005	08/11/2006	500	Commercial	EXTEND PERMIT #02-2534 FOR INSPECTION PURPOSES ONL.	
1	06-0058	01/06/2006	08/11/2006	100	Commercial	PERMIT FOR INSPECTION FOR PERMIT#95-16715 7SQS V-CRIMP ROOF	
1	05-5757	12/13/2005	08/11/2006	0	Commercial	CLOSE OUT EXPIRED PERMITS 97-2866,98-2903,97-3418	
1	06-0027	01/12/2006	08/11/2006	17,420	Commercial	REPLACE 3 DRAINS INSTALL 2 FLOOR SINKS	
1	06-5773	10/17/2006	12/21/2006	100	Commercial	INSTALL 7 DUCT OPENINGS	

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
2013	998,712	1,531	2,822,427	3,822,670	3,822,670	0	3,822,670
2012	1,023,680	1,621	2,822,427	3,847,728	3,847,728	0	3,847,728
2011	1,201,761	1,710	2,822,427	4,025,898	3,895,802	0	4,025,898
2010	1,201,761	1,829	2,338,049	3,541,639	3,541,639	0	3,541,639
2009	1,230,037	1,918	3,302,966	4,534,921	4,534,921	0	4,534,921
2008	1,230,037	2,007	2,729,500	5,487,894	5,487,894	0	5,487,894
2007	883,088	2,126	2,729,500	5,487,894	5,487,894	0	5,487,894

2006	729,774	2,216	1,442,000	3,939,775	3,939,775	0	3,939,775
2005	746,945	2,312	1,133,000	3,939,775	3,939,775	0	3,939,775
2004	746,936	2,438	1,030,000	3,939,775	3,939,775	0	3,939,775
2003	746,936	2,533	844,600	3,939,775	3,939,775	0	3,939,775
2002	729,765	2,629	844,600	3,939,775	3,939,775	0	3,939,775
2001	780,311	2,755	844,600	3,298,263	3,298,263	0	3,298,263
2000	780,311	1,039	535,600	3,213,098	3,213,098	0	3,213,098
1999	780,311	1,074	535,600	3,213,098	3,213,098	0	3,213,098
1998	564,188	1,120	535,600	2,021,176	2,021,176	0	2,021,176
1997	564,188	679	515,000	2,021,176	2,021,176	0	2,021,176
1996	444,511	714	515,000	1,261,404	1,261,404	0	1,261,404
1995	444,511	749	515,000	1,261,404	1,261,404	0	1,261,404
1994	444,511	794	515,000	1,261,404	1,261,404	0	1,261,404
1993	444,511	830	515,000	1,236,288	1,236,288	0	1,236,288
1992	444,511	865	515,000	1,236,288	1,236,288	0	1,236,288
1991	444,511	911	515,000	1,236,288	1,236,288	0	1,236,288
1990	380,823	945	538,175	1,236,288	1,236,288	0	1,236,288
1989	381,188	980	535,600	1,323,873	1,323,873	0	1,323,873
1988	339,828	702	471,225	1,095,772	1,095,772	0	1,095,772
1987	148,436	1,242	309,000	834,569	834,569	0	834,569
1986	148,866	1,242	309,000	765,589	765,589	0	765,589
1985	147,166	1,242	309,000	719,222	719,222	0	719,222
1984	146,019	1,242	123,600	634,159	634,159	0	634,159
1983	146,104	1,242	105,575	252,921	252,921	0	252,921
1982	142,241	1,242	106,560	250,043	250,043	0	250,043

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
1/6/2006	2178 / 2108	10,000,000	WD	O
2/1/1976	682 / 684	165,500	00	Q

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