

Historic Architectural Review Commission

Staff Report Item 7

Meeting Date:	August 27, 2013
Applicant:	Marathon Electric Sign & Light
Application Number:	H13-01-1067
Address:	#501 Duval Street
Description of Work:	Installation of one wall sign with white halo effect on letters. Sign copy "Banana Republic Factory Outlet"
Building Facts:	<p>The building is listed as a contributing resource. The masonry vernacular structure, known as the Page building, was built in 1900. The business has just one license for retail. The Building is located on a corner lot. The Page building used to display a horizontal parapet sign full of neon tubes from the late 1940's through the 1960's.</p> <p>The actual business will change their name from Banana Republic to Banana Republic Factory Store. Staff has already approved the installation of the words "Factory Store" on the two front wall signs, facing Duval Street. Those two signs meet HARC guidelines.</p>
Guidelines and Ordinance Cited in Review:	Banners, Flags, Signage and Lighting (pages 49-50), specifically first paragraph and guidelines 2, 3 and 6 of page 49.

Staff Analysis

A Certificate of Appropriateness has been submitted for the installation of a new wall sign, facing Fleming Street. The sign will be installed on the third bay of the building, from the corner and approximately 2'-6" under the second floor window sill. The sign will have free standing channel letters with white halo lit. The letters will be attached to a satin brushed silver metal panel. The proposed

letters will be dark bronze and will not exceed 12" in height. The metal panel background will be 2'-10" height by 14'-0" wide.

Consistency with Guidelines

1. It is staff's opinion that the wall sign will be taller than what the guidelines allow, which is 2'-6".
2. There is evidence that the building historically exhibited neon signs. Staff understands that the silver background with white LED lights on white back channel letters will create a sign that will be too bright, as the one submitted as the night time view.

It is staff's opinion that the proposed wall sign is inconsistent with some of the guidelines. Although there are precedents in the building of illuminated signs in the past, this sign may overpower the corner wall. If approved staff recommends to the Commission the following:

1. That the height of the sign be lowered to 2'-6".
2. That the background of the sign, which is a metal panel, be of the same color that the existing non gloss wall color or similar.
3. That the halo effect be a less intense element.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

07-18-2013 101067

APPLICATION # _____

OWNER'S NAME: **Spottswood Partners, LTD** DATE: **07-16-13**

OWNER'S ADDRESS: **500 Fleming Street, Key West, FL 33040** PHONE #: **294-6100**

APPLICANT'S NAME: **Marathon Electric Sign & Light, Inc.** PHONE #: **743-5805**

APPLICANT'S ADDRESS: **10690 Aviation Boulevard, Marathon, FL 33050**

ADDRESS OF SIGN LOCATION:
501 Duval Street

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: <input checked="" type="checkbox"/> WALL <input type="checkbox"/> DETACHED <input type="checkbox"/> HANGING <input checked="" type="checkbox"/> WINDOW <input type="checkbox"/> AWNING <input type="checkbox"/> TRANSOM	MATERIALS DESCRIPTION: Aluminum Letters
SIZE OF SIGN: See Plans	SIGN COPY: Banana Republic Factory Outlet
# OF EXISTING SIGNS ON PREMISES: 2	TYPE OF ILLUMINATION: LED

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: 7/16/13
Applicant's Signature: [Signature]

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC
*** CUSTOMER RECEIPT ***

User: CMBLER Type: DP Drawn: 1
Date: 8/07/13 50 Receipt no: 92908
Staff Use Only
Year: 2013 Number: 1001067 Date: _____ Amount: _____
501 DUVAL ST KEY WEST, FL 33040 Staff Approval:
PT * BUILDING PERMITS-NEW
Fee Due: \$ 100.00

Sender detail
File # 1001067 Date: 8/06/13 1728
Trans date: 8/06/13 Line: 101067

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as a contributing resource.

Page building was build ca. 1900.

Guidelines for signs. (pages 49-51).

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Project Photos



Navy Day Parade on Duval Street at the corner of Fleming Street on October 27, 1943. Notice the Page building on the left corner. From the Monroe County Library Collection.



Photo taken by the Property Appraiser's office c1965; 501 Duval St.; built 1900; Southernmost City Pharmacy.

Monroe County Library.



Photo taken by the
Property Appraiser's
office c1975; 501
Duval St.; built
1900; Key West Taco
Co. Monroe County
Library



Google earth

feet
meters





Google earth

feet 10
meters 3



Proposed design

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION	QTY.	PAGE
A1. 8" NON-ILLUM. PLATE LETTERS FLUSH MOUNTED TO EXTERIOR STOREFRONT. TO READ "BANANA REPUBLIC FACTORY STORE"	TWO (2)	5
A2. INT-ILLUM. HALO-LIT LED HOGGED-OUT LETTERS w/ BACKGROUND WIREWAY.	ONE (1)	8
B. 8" NON-ILLUM. PLATE LETTERS FLUSH MOUNTED TO INTERIOR DISPLAY WALL BEHIND CASHWRAP. TO READ "BANANA REPUBLIC FACTORY STORE"	ONE (1)	10
C. RECOVER EXISTING AWNING FRAME w/ NEW FABRIC. (BY OTHERS)	ONE (1)	12
E. SUSPENDED "FITTING ROOM" SIGN w/ ARROW.	ONE (1)	14
E1. SUSPENDED "FITTING ROOM" SIGN w/o ARROW.	ONE (1)	15
F. "PRIVATE" SIGN PLAQUE.	TWO (2)	16

BANANA REPUBLIC

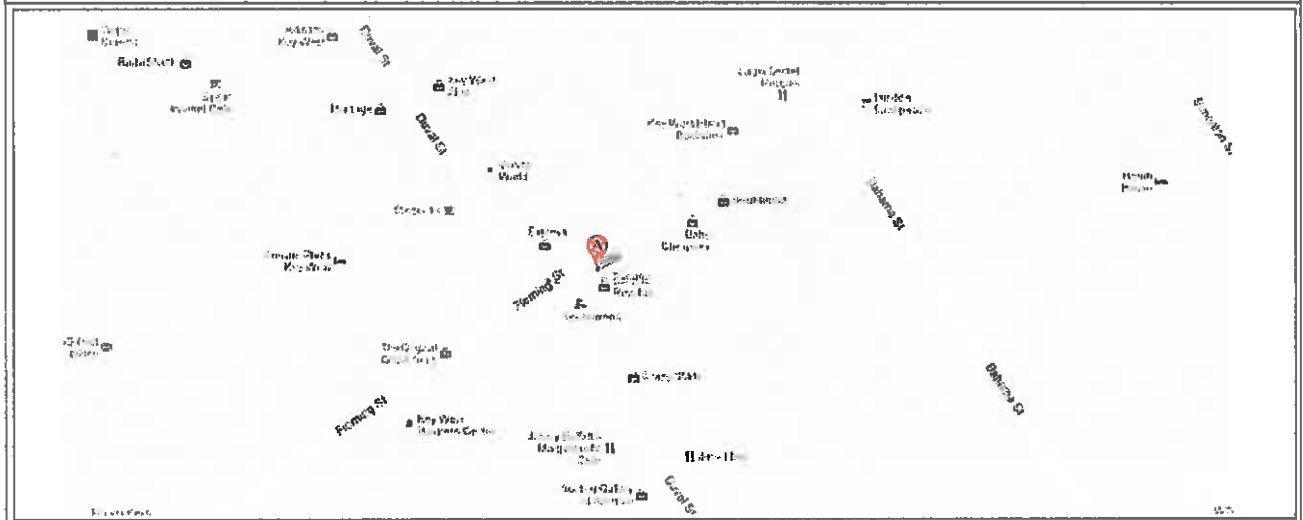
FACTORY STORE

PROJECT:
DUVAL STREET
STORE #1560
501 DUVAL STREET
KEY WEST, FL 33040

REVISIONS

#	DATE	DB	NOTES
R1	05/10/2013	BZ	- REMOVED WINDOWS DECALS
R2	05/20/2013	BZ	ADDED PIN MOUNTED SIGN BEHIND GLAZING @ SIDE ELEVATION.
R3	06/18/2013	BZ	REVISED AND ADDED HALO-LIT LETTERS @ SIDE ELEVATION AND INTERIOR SIGNNAGE.
R4	06/20/2013	BZ	REVISED AND CHANGED CHANNEL LETTERS TO HOGGED-OUT w/ BACKGROUND PANEL @ SIDE ELEVATION.
R5	06/20/2013	BZ	REVISED AND CHANGED SIGN CABINET DEPTH AND SPACERS.

SATELLITE VICINITY MAP



TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION
BANANA REPUBLIC
 FACTORY STORE

DUVAL STREET
 STORE #1560
 501 DUVAL STREET
 KEY WEST, FL 33040

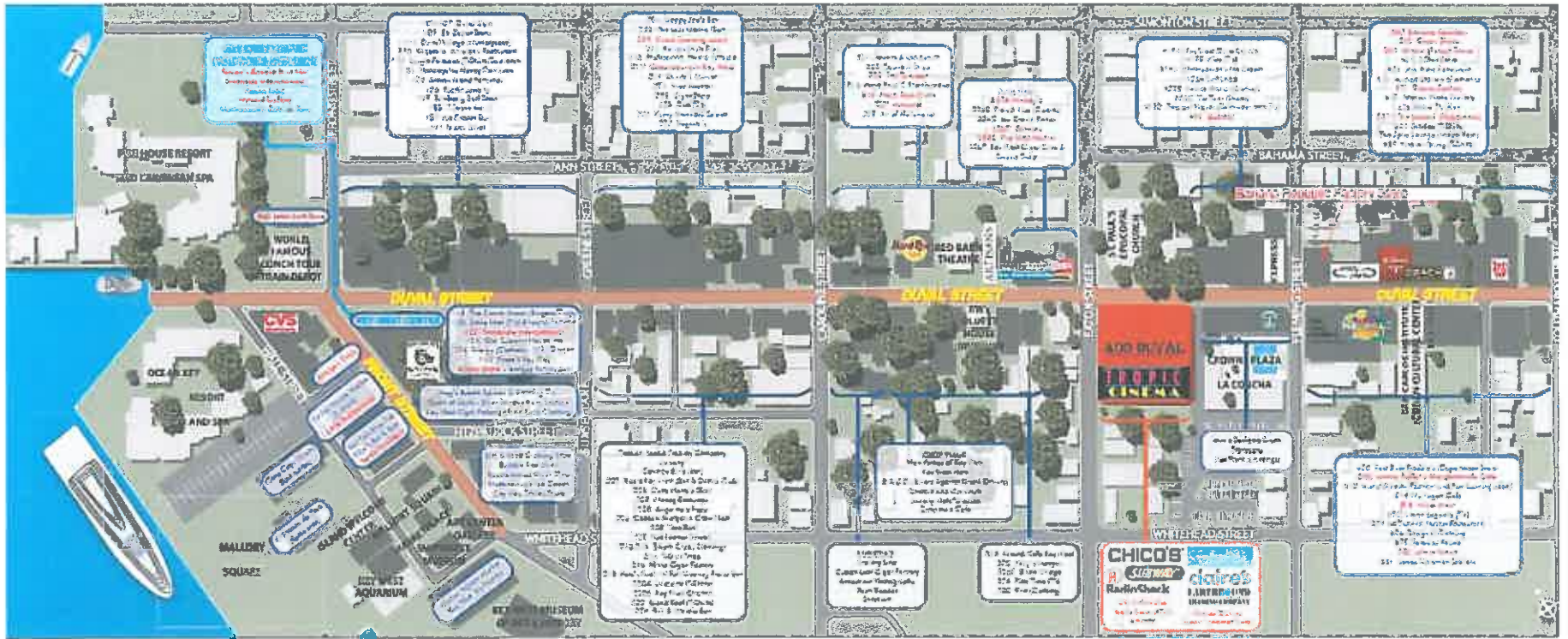
LEAD NO.
00112319 R5
 SALESMAN
B. ALTSHULER

DATE
04/29/2013
 DRAWN BY
BZ

REVIEWED BY
 SEG. NO.

REVISION

SHEET NO.
1 of 16



	CLIENT & LOCATION BANANA REPUBLIC FACTORY STORE	DUVAL STREET STORE #1560 501 DUVAL STREET KEY WEST, FL 33040	LEAD NO. 00112319 R5	DATE 04/29/2013	REVIEWED BY	REVISION	SHEET NO. 2 of 16
			SALESMAN B. ALTSHULER	DRAWN BY BZ	SEG. NO.		



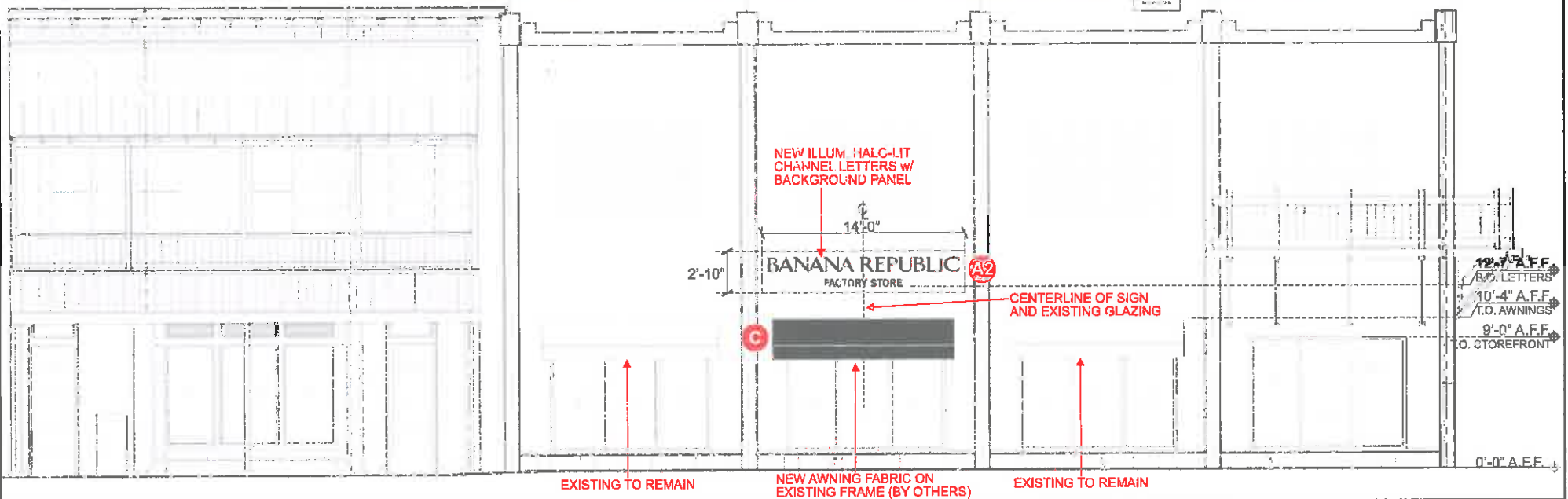
EXISTING



PROPOSED

SIDE ELEVATION

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



**TRIANGLE
SIGN & SERVICE**

CLIENT & LOCATION

**BANANA REPUBLIC
FACTORY STORE**

**DUVAL STREET
STORE #1560
501 DUVAL STREET
KEY WEST, FL 33040**

LEAD NO.
00112319 R5

DATE
04/29/2013

REVIEWED BY

REVISION

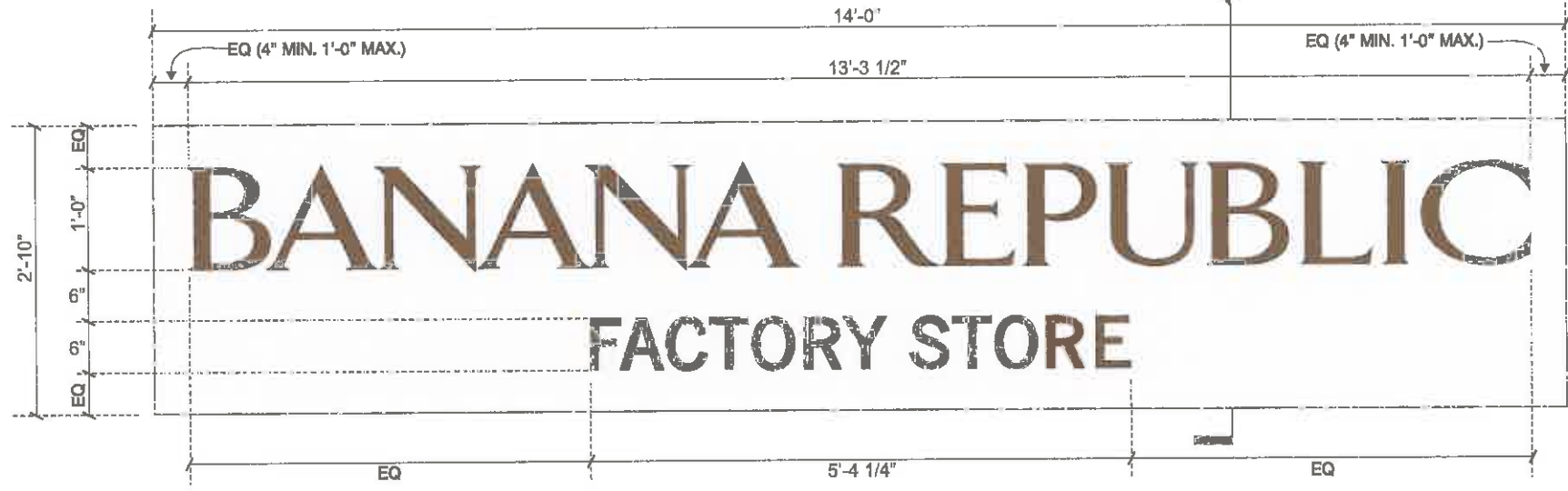
SALESMAN
B. ALTSHULER

DRAWN BY
BZ

SEG. NO.

SHEET NO.

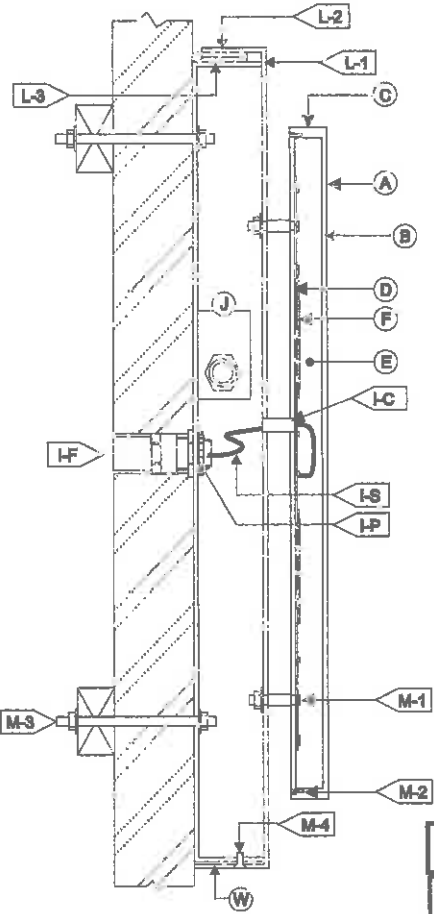
7 of 16



A2 TYPE 'A' CUSTOM FABRICATED HALO LIT LETTERS ON A BACKGROUND PANEL - FRONT ELEVATION DIMENSIONS - OPTION E
 Scale: N.T.S.

NOTE: LOGO DIMENSIONS ARE DETERMINED BY CAMERA READY ARTWORK "FACTORY STORE" LAYOUT 'A'

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION BANANA REPUBLIC FACTORY STORE	DUVAL STREET STORE #1560 501 DUVAL STREET KEY WEST, FL 33040	LEAD NO. 00112319 R5	DATE 04/29/2013	REVIEWED BY	REVISION	SHEET NO. 8 of 16
			SALESMAN B. ALTSHULER	DRAWN BY BZ	SEG. NO.		



A2.1 TYPE 'A' CUSTOM FABRICATED BACK LIT CHANNEL LETTERS W/ BACKGROUND - SECTION DETAIL - OPTION E
 Scale: N.T.S.

(A) FACE	
COLOR/FINISH:	GRIP-GARD PLUS DARK BRONZE GGP313 (AUTOMOTIVE FINISH).
(C) RETURNS	
DEPTH:	1 1/2"
COLOR/FINISH:	GRIP-GARD PLUS DARK BRONZE GGP313 (AUTOMOTIVE FINISH).
(D) BACKS:	
MATERIAL:	1/8" WHITE LEXAN
(E) INSIDE OF CAN	
FINISH:	WHITE
(F) ILLUMINATION: WHITE LED'S	
(I) WIRING	
I-C	3/8" DIA. HOLE @ LEXAN WITH SPACER COVER, SPACER FINISHED TO MATCH BACKGROUND
I-F	TO ELECTRICAL FEED
I-P	1/2" SEALTITE CONNECTOR
I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
(J) POWER SUPPLY	
TYPE:	LED POWER SUPPLY HOUSE IN BACKGROUND WIREWAY..
VOLTAGE;	120V

(L) BACKGROUND;	
L-1 FACE	ALUM. 1/8"
COLOR:	BRUSHED SILVER
FINISH:	SATIN
L-2 RETURNS	ALUM. 1/8"
DEPTH:	2"
FINISH:	TO MATCH FACE
L-3	HINGE
(M) MOUNTING; SEE MOUNTING NOTE.	
M-1:	DRILL & TAP LEXAN FOR 10/24 ALLTREAD, W/ 1/2" SPACER.
SPACER FINISH:	TO MATCH FASCIA
M-2:	COUNTERSUNK 8/32 SCREW AS NEEDED TO ATTACH THE LEXAN BACK.
M-3	10/24 ALL-THREAD W/ NUTS @ BACK, THRU TO BLOCKING (BLOCKING BY OTHERS.)
M-4	FLAT HEAD SCREW FOR HOLD CLOSE FINISH TO MATCH BACKGROUND.
(W) WEEP HOLES:	
	1/4" DIA. WITH COVER

LIGHTING NOTE: PLACEMENT OF LEDS FOR OPTIMUM ILLUMINATION OF LETTERS TO BE DETERMINED IN PRODUCTION.	INSTALLATION NOTE: SEAL ALL FACADE PENETRATIONS WATERTIGHT FOR EXTERIOR CONDITIONS, HARDWARE TO BE NON-CORROSIVE.	INSTALLATION NOTE: G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQ'D.
MECHANICAL INSTALLATION NOTE: INSTALLER IS REQ'D. TO VERIFY ACTUAL FELD CONDITIONS & PROVIDE NECESSARY MTG. HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES	ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE W/ DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX W/IN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES	ELECTRICAL INSTALLATION NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE W/ THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND/ OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



TRIANGLE SIGN & SERVICE	CLIENT & LOCATION	DUVAL STREET STORE #1560 501 DUVAL STREET KEY WEST, FL 33040	LEAD NO.	DATE	REVIEWED BY	REVISION	SHEET NO. 9 of 16
	BANANA REPUBLIC FACTORY STORE		00112319 R5	04/29/2013			
			SALESMAN B. ALTSHULER	DRAWN BY BZ	SEG. NO.		

**MARATHON ELECTRIC SIGN & LIGHT, INC.
SITE PHOTOS**



1. NIGHT TIME VIEW

**NOTE: LIGHTING FOR KEY WEST PROJECT WILL BE "TONED" DOWN
USING FEWER LED'S AND AND COOLER WHITE COLOR.
(THIS IS THE ONLY NIGHT TIME PHOTO AVAILABLE)**

STOREFRONT ELEVATION

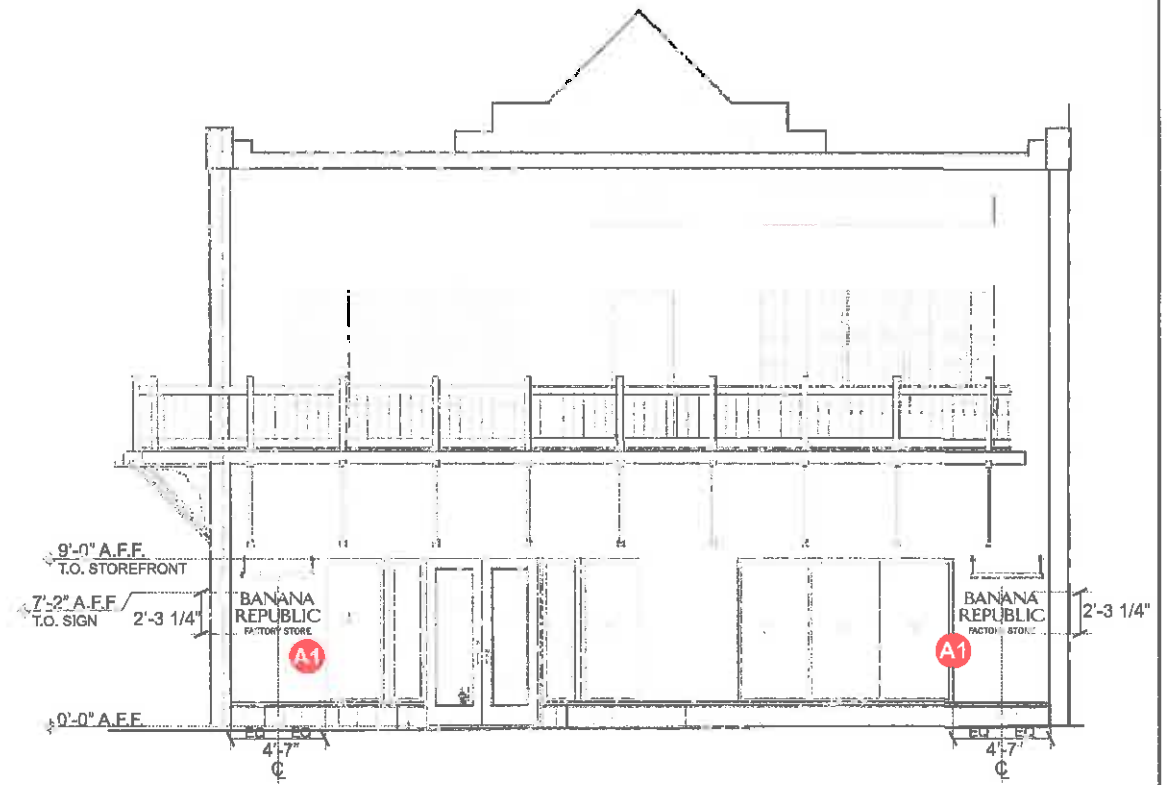
SCALE: 1/8" = 1'-0"



EXISTING



PROPOSED



Approved by staff

**TRIANGLE
SIGN & SERVICE**

CLIENT & LOCATION

**BANANA REPUBLIC
FACTORY STORE**

**DUVAL STREET
STORE #1560
501 DUVAL STREET
KEY WEST, FL 33040**

LEAD NO.
00112319 R5

DATE
04/29/2013

REVIEWED BY

REVISION

SHEET NO.

SALESMAN
B. ALTSHLER

DRAWN BY
BZ

SEG. NO.

4 of 16



QTY: TWO (2)

A1 CUSTOM FABRICATED NON-ILLUM. PLATE LETTERS - FRONT ELEVATION DIMENSIONS
 Scale: 1" = 1'-0"

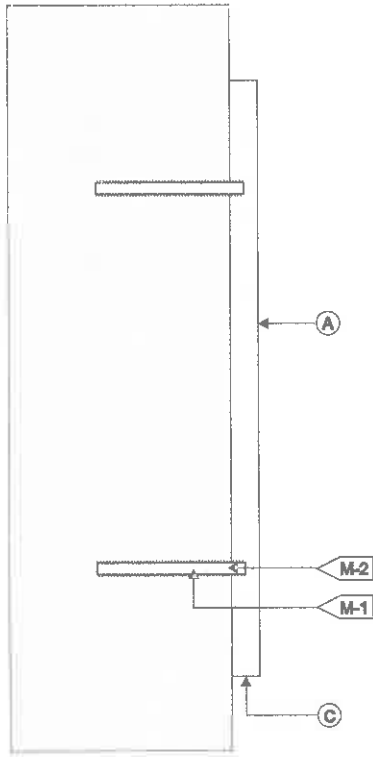
1. INDIVIDUAL LETTERS 1/4" THK.
 FINISHED GRIP-GARD PLUS DARK BRONZE GGP313 (AUTOMOTIVE FINISH).

2. LETTERS ARE FLUSH MOUNTED TO EXISTING STOREFRONT FASCIA

NOTE: LOGO DIMENSIONS ARE DETERMINED
 BY CAMERA READY ARTWORK
 "FACTORY STORE" LAYOUT 'A'

Approved by staff

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION BANANA REPUBLIC FACTORY STORE	DUVAL STREET STORE #1560 501 DUVAL STREET KEY WEST, FL 33040	LEAD NO. 00112319 R5	DATE 04/29/2013	REVIEWED BY	REVISION	SHEET NO. 5 of 16
			SALESMAN B. ALTSHULER	DRAWN BY BZ	SEG. NO.		



A1.1

PLATE LETTERS / NON-ILLUM. / FLUSH MOUNT W/ STUDS

SCALE: N.T.S.

(A) FACE	
MATERIAL:	PLATE LETTERS
COLOR:	DARK BRONZE
FINISH:	SATIN
COLOR INFO.:	GRIP-GARD PLUS DARK BRONZE GGP313 (AUTOMOTIVE FINISH)
(C) RETURNS	
DEPTH:	1/2"
COLOR:	DARK BRONZE
FINISH:	SATIN
COLOR INFO.:	GRIP-GARD PLUS DARK BRONZE GGP313 (AUTOMOTIVE FINISH)

(M) MOUNTING	
M-1	SEE MOUNTING NOTE.
M-2	2" x 10/24 THREADED STUDS, MOUNTS INTO LETTER & INTO PRE-DRILLED HOLES W/ SEALANT.

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

Approved by staff

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION BANANA REPUBLIC <small>FACTORY STORE</small>	DUVAL STREET STORE #1560 501 DUVAL STREET KEY WEST, FL 33040	LEAD NO. 00112319 R5	DATE 04/29/2013	REVIEWED BY REVISION	SHEET NO. 6 of 16
			SALESMAN B. ALTSCHULER	DRAWN BY BZ	SEG. NO.	

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF ONE WALL SIGN WITH WHITE HALO EFFECT ON LETTERS. SIGN COPY "BANANA REPUBLIC FACTORY OUTLET"

FOR- #501 DUVAL STREET

Applicant- Marathon Electric Sign and Light

Application # H13-01-1067

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

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

**Property Appraiser
Information**

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: 1009822 Parcel ID: 00009560-000000

<p>Ownership Details</p> <p>Mailing Address: SPOTTSWOOD PARTNERS LTD 500 FLEMING ST KEY WEST, FL 33040</p>
<p>Property Details</p> <p>PC Code: 11 - STORES ONE STORY Millage Group: 10KW Affordable Housing: No Section-Township-Range: 06-68-25 Property Location: 501 DUVAL ST KEY WEST Legal Description: KW PT LOT 3 SQR 50 OR527-601 OR941-2270/2271Q/C OR1566-1360/62 OR1585-445/454 OR1585-455/464 OR1585-465/474 OR1588-2025/27 OR1588-2028/30 OR1588-2031/33(LG)</p>
Empty section for map or additional details

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	46	65	2,990.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 6110
Year Built: 1900

Building 1 Details

Building Type
Effective Age 17
Year Built 1900
Functional Obs 0

Condition E
Perimeter 448
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 6,110

Inclusions:

Roof Type
Heat 1
Heat Src 1

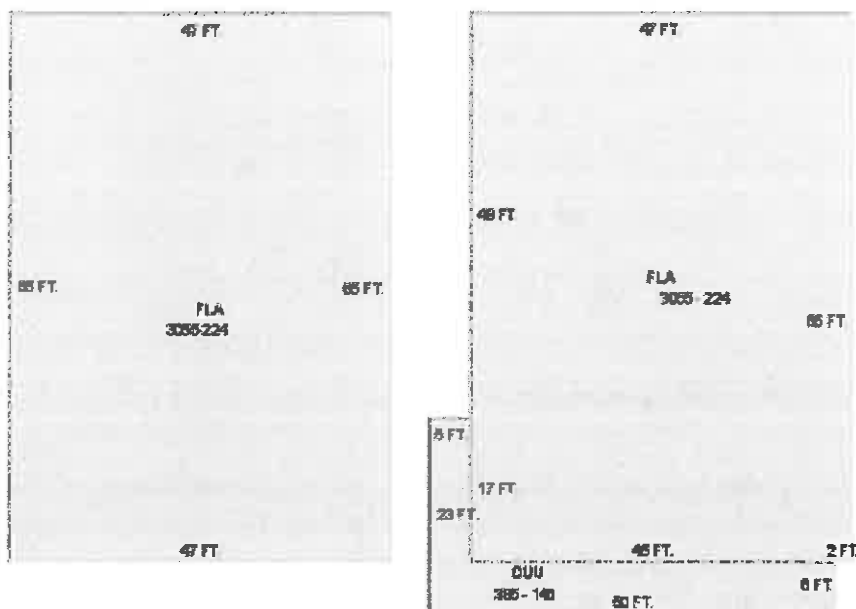
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 2
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 18

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					3,055
2	OUU		1	1990					385
3	FLA		1	1990					3,055

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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1994	1 STY STORE-A	100	Y	Y
1995	OJU	100	N	N
1996	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
514	REIN CONCRETE	100

Appraiser Notes

TPP8939184 BANANA REPUBLIC

1999-12-31 - BUILDING WAS RENOVATED INCLUDING NEW CONCRETE FLOOR, ELECTRICAL ROOF, PLUMBING AND MECHANICAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	08-0582	04/14/2008		400,000	Commercial	REMODEL OF EXISTING 6,050SF
1	08-1333	05/05/2008		18,500	Commercial	ELECTRICAL WORK
1	10-00000176	01/26/2010		7,500	Commercial	CONSTRUCT 16'6" WIDE FULL HEIGHT PARTITION AT DISPLAY WINDOW WITH A 3' OPENING
1		01/26/2010		2,400	Commercial	ADD 2 CONCEALED HEADS IN DISPLAY AREA AT FRONT OF STORE
1	11-4146	11/10/2011		2,500	Commercial	**EMERGENCY** CHANGE OUT OF A 5 TON CONDENSER.
1	9801637	09/17/1998	04/05/1999	175,000	Commercial	RENOVATIONS
1	9803470	12/15/1998	08/13/1999	325,000	Commercial	RENOVATIONS
1	9900556	02/16/1999	08/13/1999	695	Commercial	INSTALL SEC ALARM
1	0001256	05/15/2000	07/19/2000	2,500	Commercial	SIGNAGE
1	0001380	05/25/2000	07/19/2000	2,600	Commercial	REPAINT FRONT BLDG
1	0001506	06/02/2000	07/19/2000	1	Commercial	28 SQS BUILTUP ROOF
1	04-2287	07/22/2004	10/04/2004	1,900	Commercial	TWO NEW AWNINGS
1	06-3523	06/15/2006	07/24/2006	6,000	Commercial	ALUMNIUM HURRICANE SHUTTERS ON 7 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	745,978	0	677,271	1,423,249	1,423,249	0	1,423,249
2012	784,731	0	677,271	1,462,002	1,462,002	0	1,462,002
2011	784,731	0	677,271	1,462,002	1,462,002	0	1,462,002
2010	823,483	0	685,025	1,508,508	1,508,508	0	1,508,508

2009	823,483	0	773,407	1,596,890	1,596,890	0	1,596,890
2008	823,483	0	777,400	3,045,077	3,045,077	0	3,045,077
2007	612,419	0	777,400	3,045,077	3,045,077	0	3,045,077
2006	612,419	0	269,100	2,116,082	2,116,082	0	2,116,082
2005	619,459	0	224,250	1,723,369	1,723,369	0	1,723,369
2004	633,533	0	188,370	1,723,369	1,723,369	0	1,723,369
2003	633,533	0	185,380	1,723,369	1,723,369	0	1,723,369
2002	633,533	0	185,380	1,723,369	1,723,369	0	1,723,369
2001	633,533	0	185,380	1,248,571	1,248,571	0	1,248,571
2000	633,533	0	155,480	1,216,331	1,216,331	0	1,216,331
1999	538,590	0	155,480	1,216,331	1,216,331	0	1,216,331
1998	359,787	0	155,480	765,124	765,124	0	765,124
1997	342,486	1,040	149,500	765,124	765,124	0	765,124
1996	269,838	1,170	149,500	699,715	699,715	0	699,715
1995	269,838	1,300	149,500	699,715	699,715	0	699,715
1994	269,838	1,430	149,500	662,888	662,888	0	662,888
1993	269,838	1,560	149,500	440,146	440,146	0	440,146
1992	269,838	1,690	149,500	440,146	440,146	0	440,146
1991	269,838	1,820	149,500	440,146	440,146	0	440,146
1990	222,354	0	120,348	440,146	440,146	0	440,146
1989	216,053	0	119,600	440,146	440,146	0	440,146
1988	208,084	0	95,680	349,739	349,739	0	349,739
1987	204,068	0	45,784	343,652	343,652	0	343,652
1986	204,760	0	44,850	405,846	405,846	0	405,846
1985	198,971	0	32,292	381,267	381,267	0	381,267
1984	146,758	0	32,292	207,774	207,774	0	207,774
1983	146,758	0	21,050	193,452	193,452	0	193,452
1982	120,042	0	21,050	141,092	141,092	0	141,092

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
2/1/1973	527 / 601	50,000	00	Q

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