

# Historic Architectural Review Commission

## Staff Report Item 12

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**Meeting Date:** July 23, 2013

**Applicant:** Michael Miller, Architect

**Application Number:** H13-01-983

**Address:** #520 Angela Street

**Description of Work:** Addition and renovation of rear existing cottage. Porch addition on the back of main house. New pool.

**Building Facts:** The site in question has two historic buildings. The main building, which faces Angela Street is listed as a contributing resource and was built ca. 1889. The second building is located on the back side of the lot and is not visible from the street. The structure is a one story frame building built during the 1930's. The building is not listed in the surveys.

The back structure was recently bought and will be part of The Gardens Hotel. The hotel has three units recognized by the city that will be located on the back cottage and on the new proposed addition.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards (pages 16-17), specifically Standards 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 2 through 8 of page 37.

Decks and pools (pages 39-40), specifically guidelines 3, 4 and 6.

Shutters (pages 30-31), specifically guideline 6.

### Staff Analysis

The Certificate of Appropriateness proposes a new addition, two story height with a one story attached addition to the existing rear cottage. The new

addition will be a frame structure, attached to the west elevation of the one story cottage and setback from the existing front porch. This part of the proposed addition will serve as a transition between the existing one story cottage and the new proposed two story structure. Both structures design is based on traditional forms; the one story part of the addition will have a front gable roof with a three bay wood porch while the two story addition will have a three bay two story wood front porch. The two story addition will be 8'-2" taller than the existing cottage.

The plans include hardi lap siding for the addition, 2 over 2 wood windows with metal bahama shutters. On the back, between the one story addition and the existing cottage a wood deck with an arbor is proposed.

The plans also include a new back porch to be attached on the main house. The porch will be one story height, ten feet deep and will have the same width as the house. For the proposed back porch the plan includes fixed louvers on the east elevation. A new summing pool between the two existing buildings as well as pervious hardscape is proposed in the plans.

### **Consistency with Guidelines**

1. The proposed one story addition is setback from the front facade and it is lower in height than the existing historic house it is staff's opinion that this part of the addition will create a harmonious transition for the proposed two story structure.
2. The addition will not be visible from the street and will be located on the west side portion of the back yard where adjacent structures are two story height.
3. The proposed construction materials reflect similarities in texture and design as traditional construction materials.
4. Although metal shutters are not traditional in the historic district, since this is proposed new construction and not visible from the street, the Commission can consider the proposal, as states in guideline 6.
5. The proposed design takes into consideration the existing conditions of the site as well as surrounding urban context; the proposed height transitions and location of the two story addition is sensible to the surrounding neighboring urban context.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and with many of the Historic Architectural Guidelines. It is staff's opinion that the proposed additions to both structures are sensitive to the historic fabric, will not overshadow any adjacent structure and will have no adverse effect to the existing historic context.

# Application



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

07-01-2013 100983

APPLICATION #

OWNER'S NAME:

KATE MIANO

DATE:

7/1/13

OWNER'S ADDRESS:

520 ANGELA ST KW

PHONE #:

923-4617

APPLICANT'S NAME:

MICHAEL MILLER

PHONE #:

294-7687

APPLICANT'S ADDRESS:

517 DUVAL ST #200 KEY WEST

ADDRESS OF CONSTRUCTION:

520 ANGELA ST R KEY WEST

# OF

UNITS:

5

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

ADDITION AND RENOVATION OF REAR  
EXISTING COTTAGE. PORCH ADDITION  
TO FRONT HOUSE. NEW POOL

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, 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: 7/1/13

Applicant's Signature:

*Miller*

**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 (repair, rehab, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only  
Date: 7/08/13 33 Receipt no: 62083  
2013 100983  
Date: 7/08/13 BUILDING PERMIT  
Fees: 1.00 \$103.00  
Fees numbers: 2934898 \$100.00  
In State approval:  
Fees dates: 7/08/13 Time: 11:59:47  
Fees Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

HARC Comments:

Main house is listed as contributing. Built ca. 1880.

Cottage house on the back is not listed in the survey.

Built in the 1920's.

Suggestions for additions.

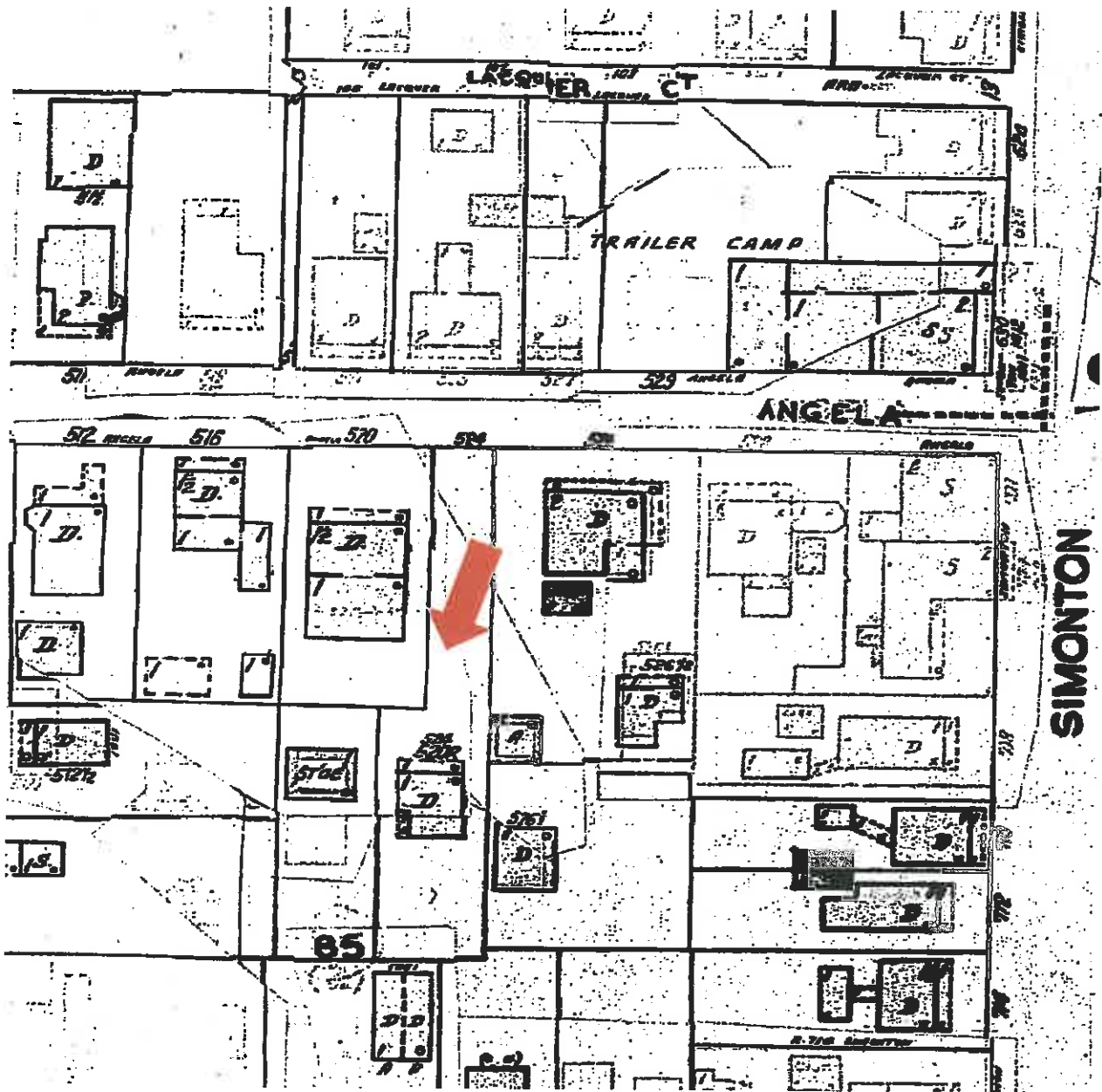
Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

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

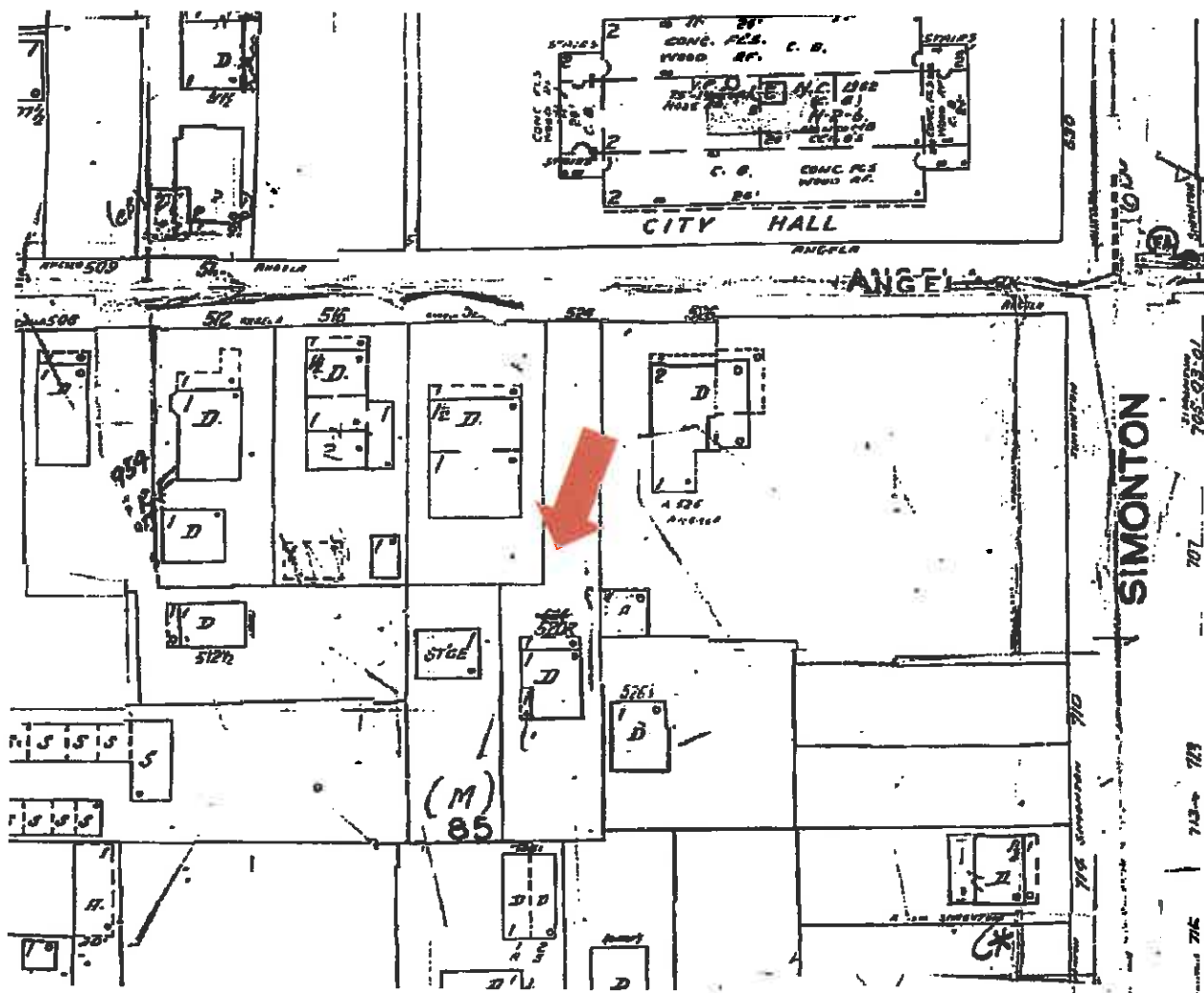
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



#520 Angela Street Sanborn map 1948



#520 Angela Street Sanborn map 1962



# Photos



Photo taken by the Property Appraiser's office c1965; 520 Angela St.; built c1889; Monroe County Library



Photo taken by the Property Appraiser's office c1965; 520 Rear Angela St.; built 1939. Monroe County Library

**MIANO PHOTOGRAPHS 1**

**STREET CONTEXT**

























CORNER LOT  
**FOR SALE**  
EXCELLENT ZONING  
Call 905-364-0096











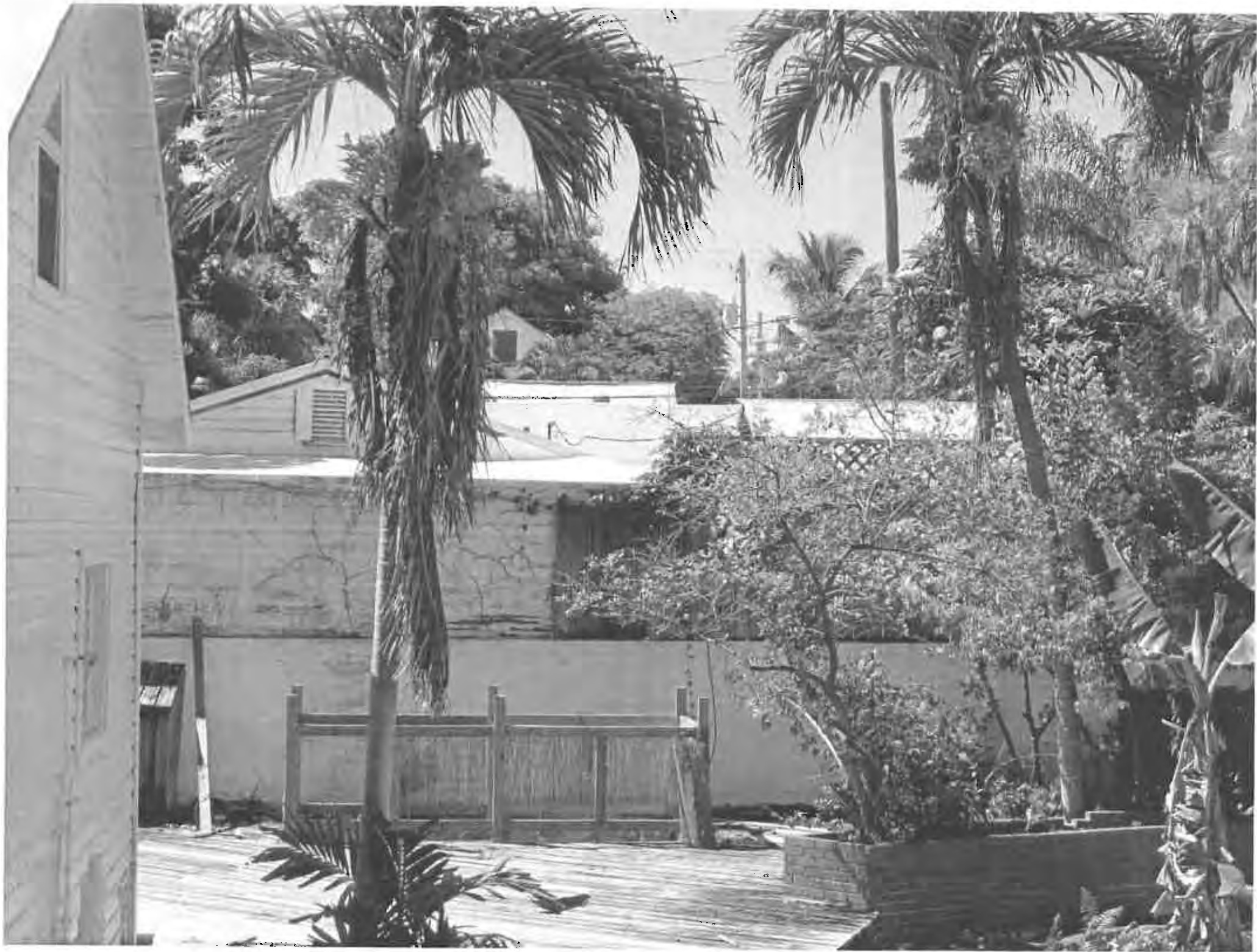
**MIANO PHOTOGRAPHS 2**  
**ABUTTING BUILDINGS**















**MIANO PHOTOGRAPHS 3**

**EXISTING COTTAGE**

































**MIANO PHOTOGRAPHS 4**

**HOUSE ON ANGELA STREET**





















# **Proposed design**



CITY ZONING REQUIREMENTS

ZONE:	HNC-1
SETBACKS	
Front (North)	5 FT
Sides (East and West)	5 FT
Rear (South)	15 FT
PROPOSED SETBACKS	No Change
LOT SIZE	13,489 SF
BUILDING COVERAGE	
Allowable	50% : .5 x 13,489 SF = 6,744.5 SF
Existing	
Building 1	1,740 SF
Building 2	1,137 SF
	3,877 SF
Proposed	
Building 1	2,090 SF
Building 2	2,710 SF
Building 3	24 SF
	4,824 SF
	4,824 SF: 4,824 SF/13,489 SF = 36%
IMPERVIOUS COVERAGE	
Allowable	60% : .6 x 13,489 = 8,093.4 SF
Proposed	
Buildings	4,824 SF
Paving	2,659 SF
Pool	252 SF
Decks @50%	125 SF
	7,860 SF
	7,860 SF: 7,860 SF/13,489 SF = 58%
BUILDING HEIGHT	
Allowable	35 FT
Existing	
Building 1	25 FT
Building 2	18 FT
Proposed	28
Building 1	25 FT
Building 2	27 FT
Building 3	8 FT
DENSITY	
Allowable	16 U/A: 20 Units
Proposed	5 Units

MICHAEL MILLER . ARCHITECT

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687  
mlrarch@bellsouth.net

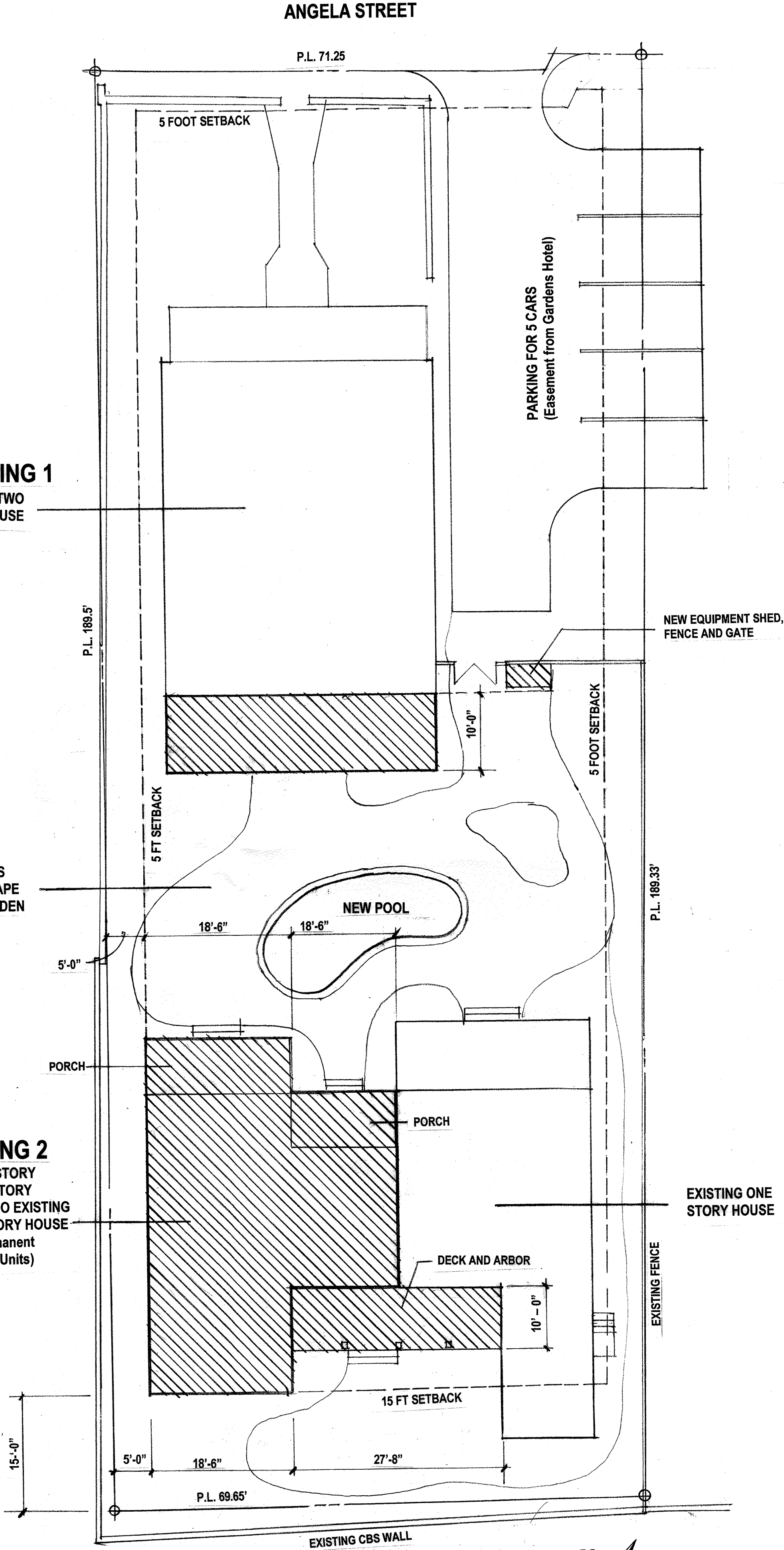
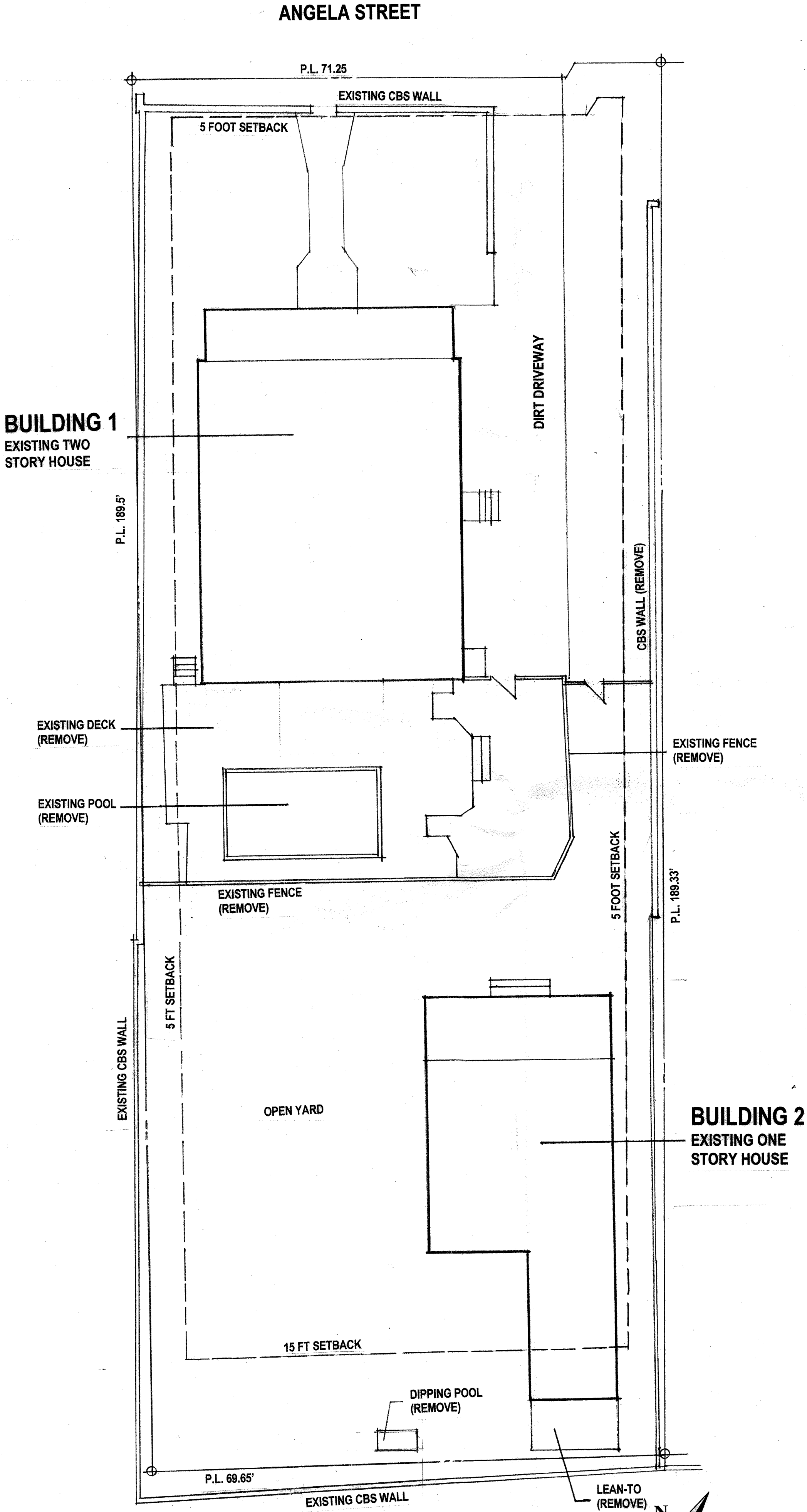
MIANO RESIDENCE  
ADDITIONS AND  
RENOVATIONS

520 ANGELA STREET  
KEY WEST, FLORIDA

DATE: 7-01-13  
SCALE: AS NOTED  
DRAWN BY: MM  
CHECKED BY: MM  
PROJECT NO: 1305

SCHEMATIC SITE  
PLANS

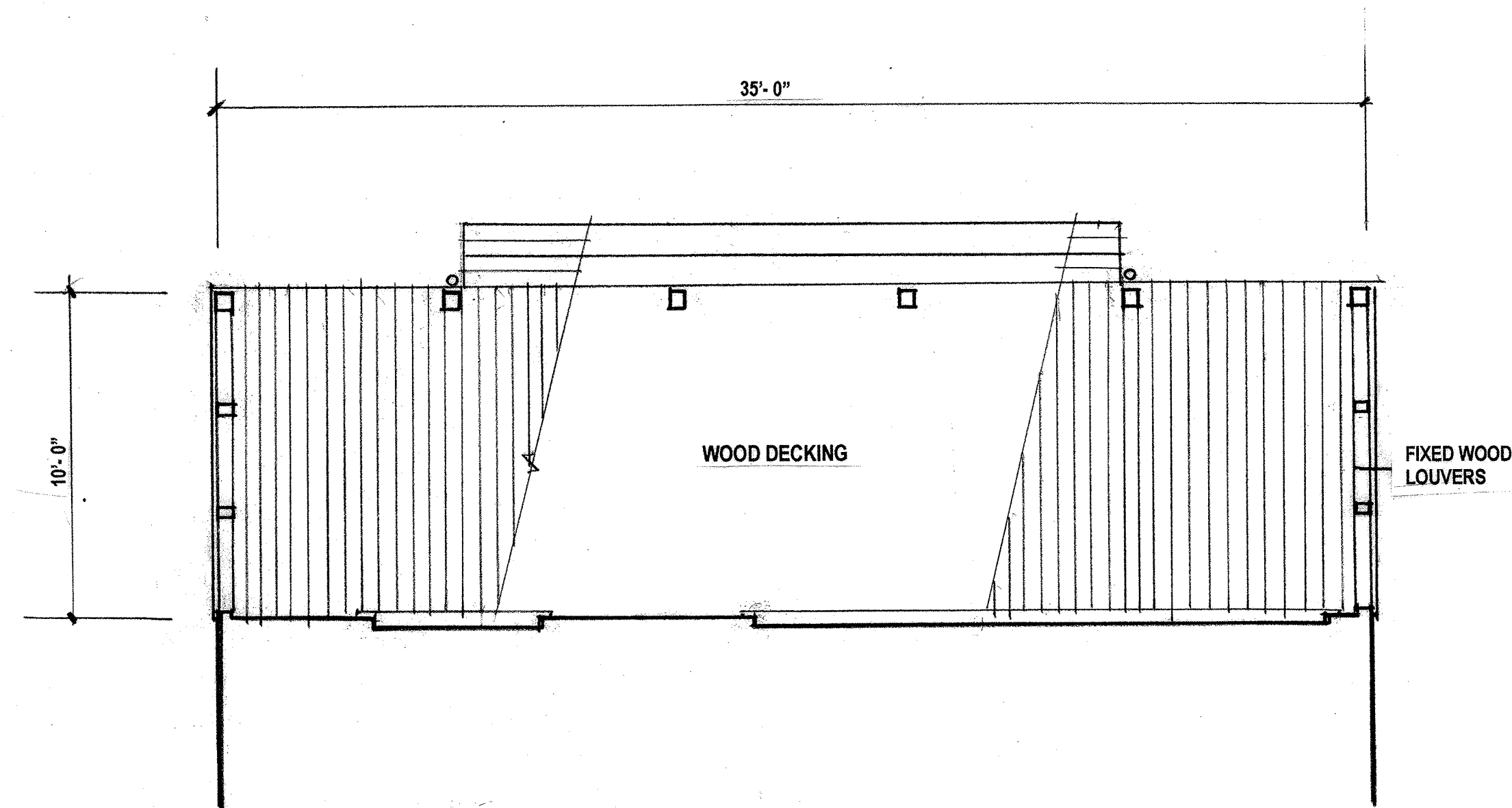
H1



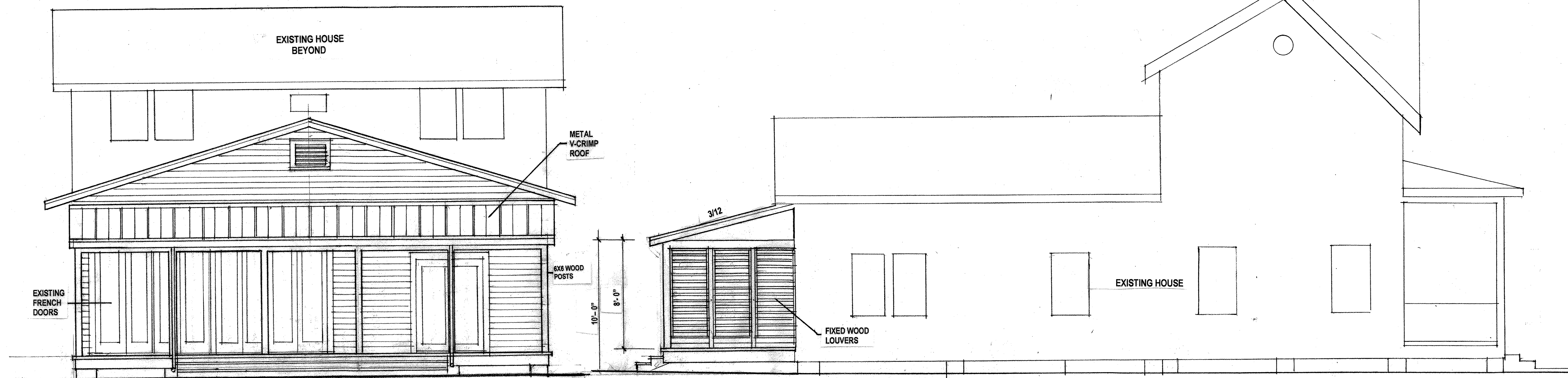




**BUILDING 1  
EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1' - 0"



**BUILDING 1  
PORCH PLAN**  
SCALE: 1/4" = 1' - 0"



**BUILDING 1  
PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1' - 0"

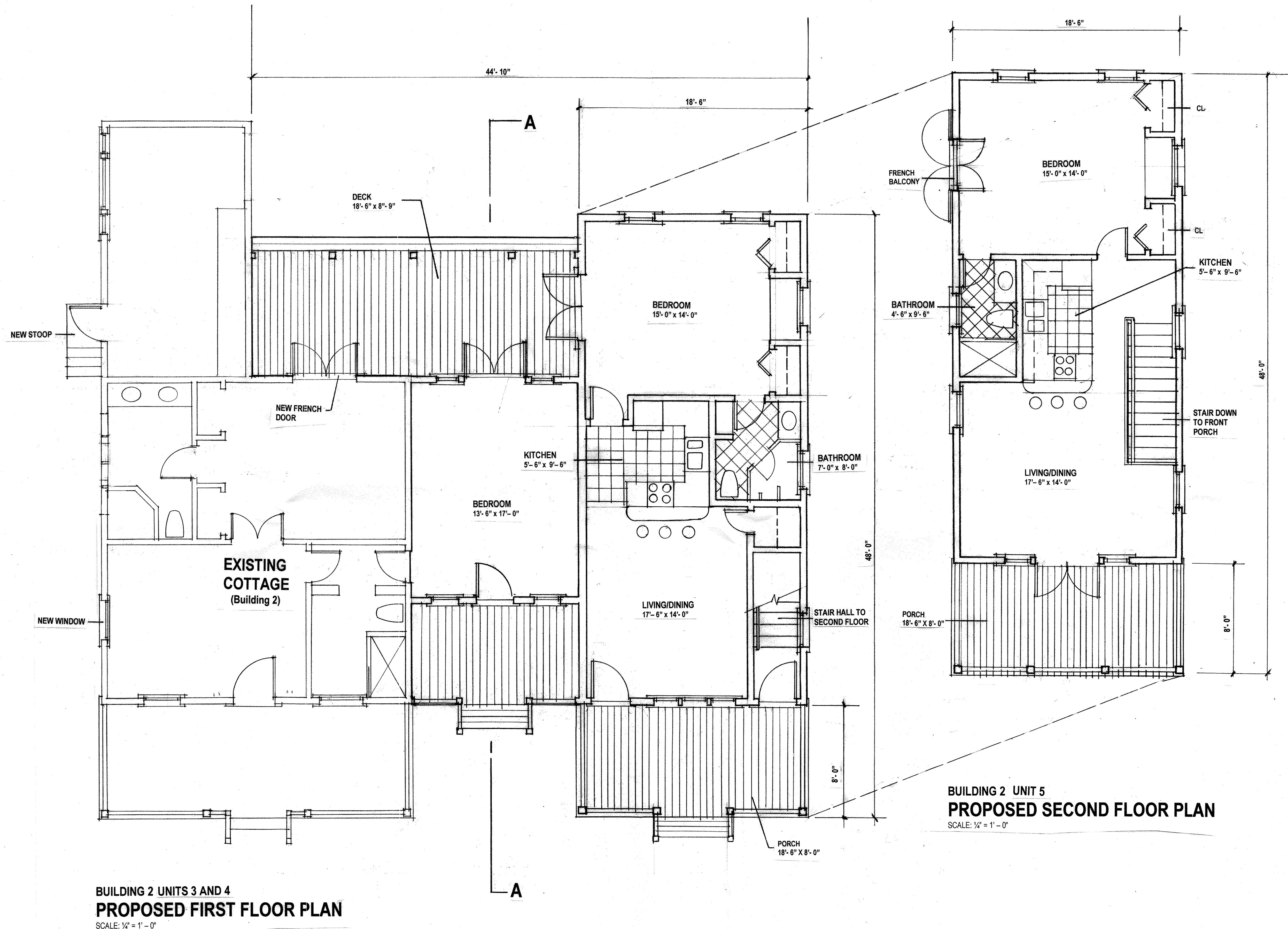
**BUILDING 1  
PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1' - 0"

**MICHAEL MILLER . ARCHITECT**  
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mlrarch@bellsouth.net

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RENOVATIONS**  
520 ANGELA STREET  
KEY WEST, FLORIDA

DATE: 7-01-13  
SCALE: AS NOTED  
DRAWN BY: MM  
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PROJECT NO: 1305

**BUILDING 1  
DETAILS**



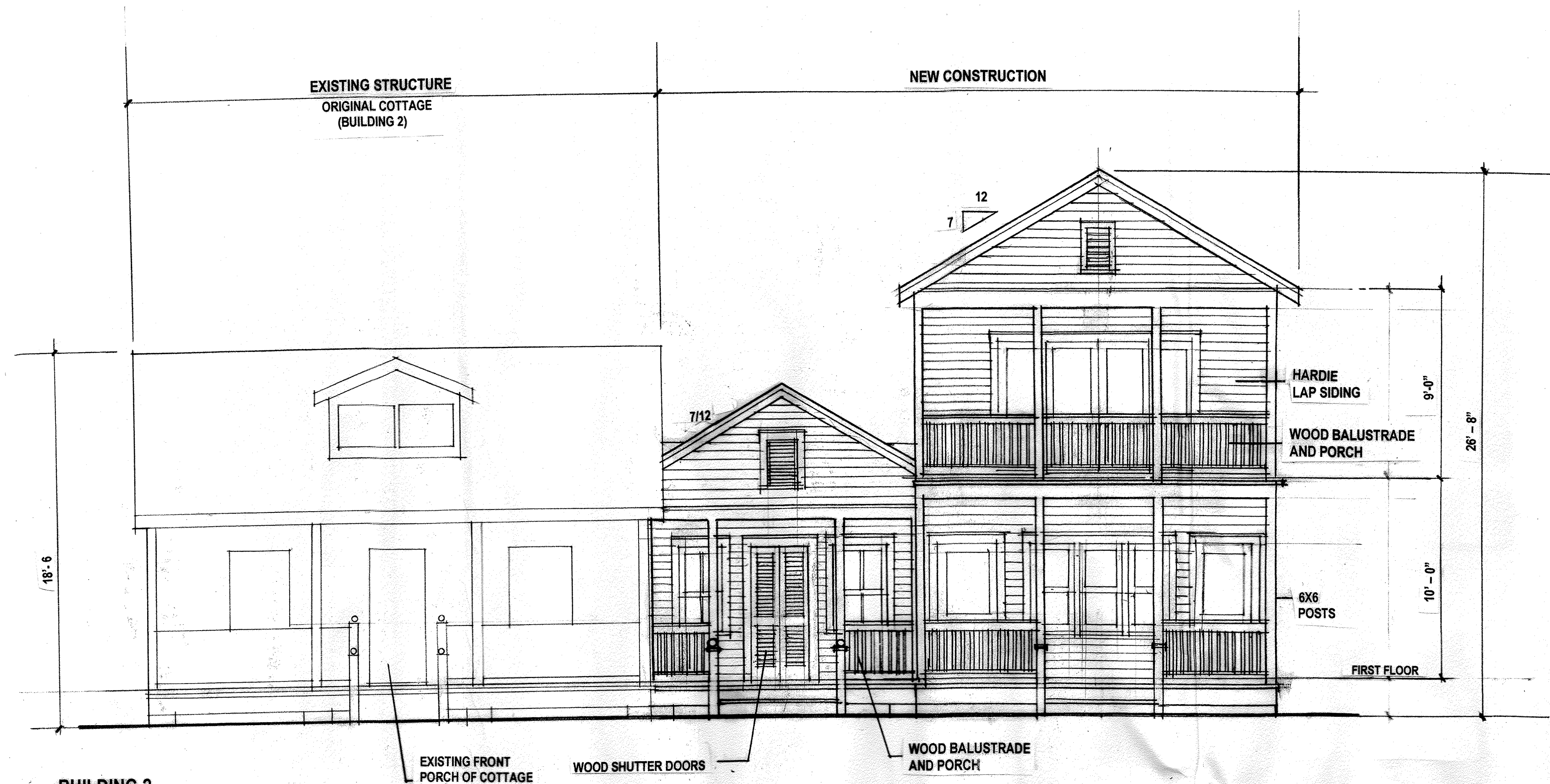
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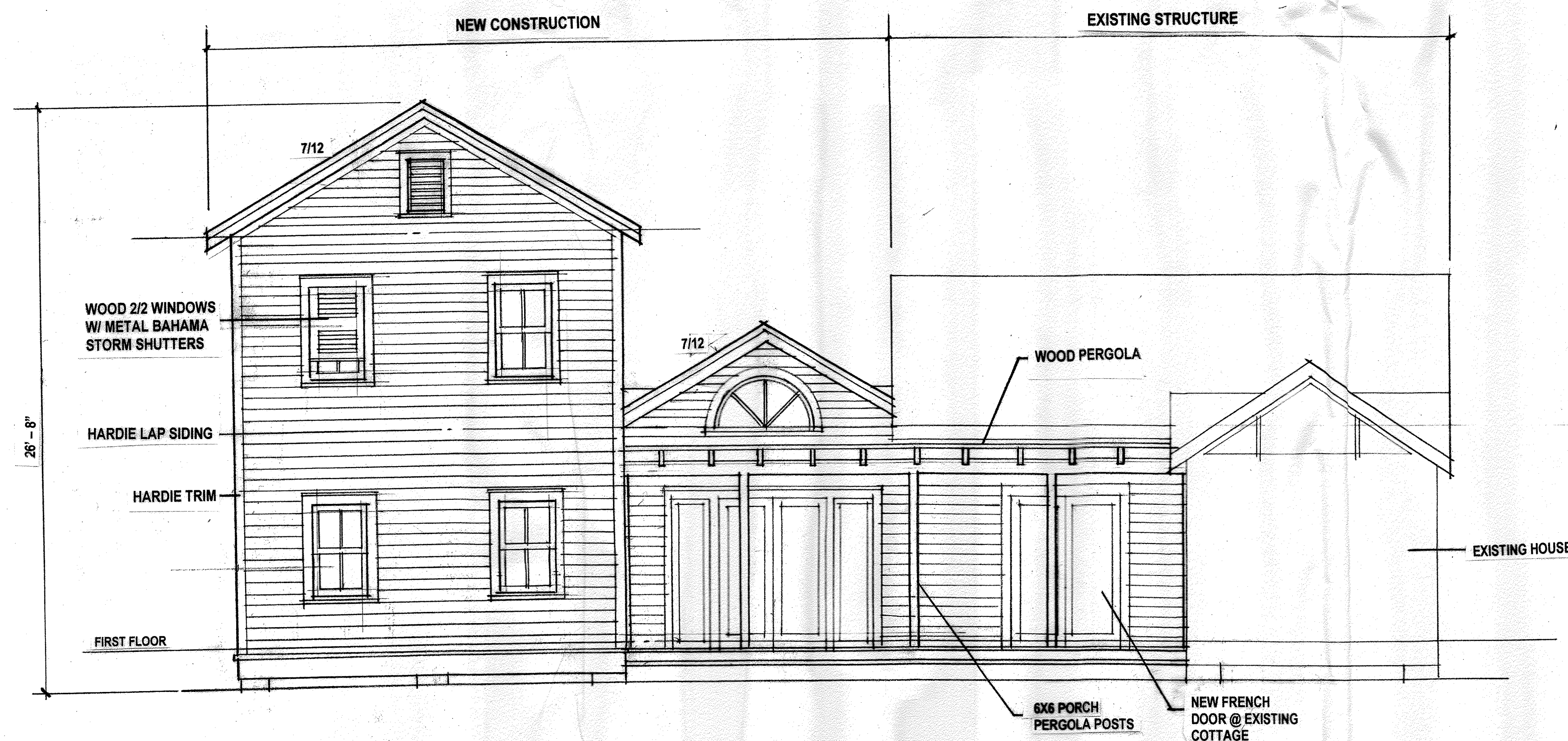
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CHECKED BY: MM  
PROJECT NO: 1305

**BUILDING 2  
FLOOR PLANS**





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



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

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ADDITIONS AND  
RENOVATIONS**

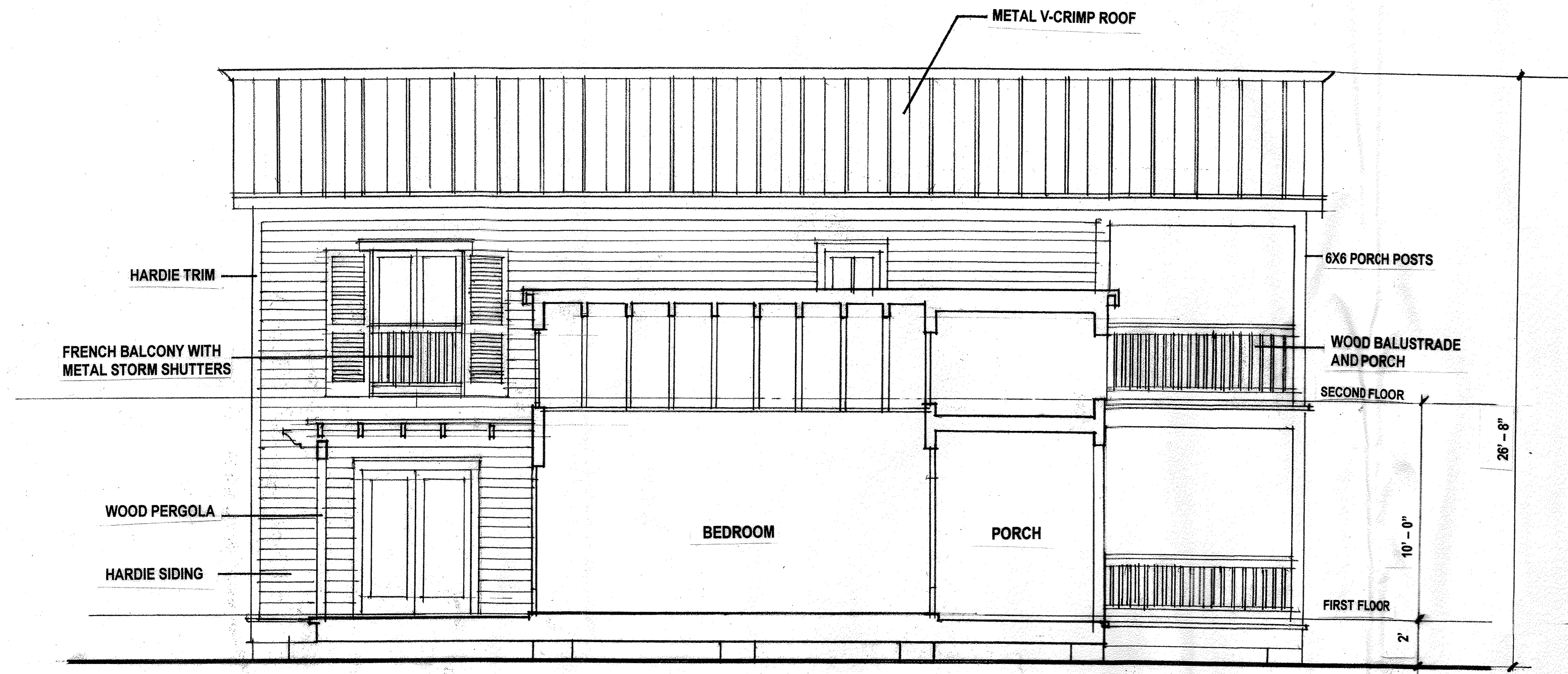
520 ANGELA STREET  
KEY WEST, FLORIDA

DATE: 7-01-13  
SCALE: AS NOTED  
DRAWN BY: MM  
CHECKED BY: MM  
PROJECT NO: 1305

**BUILDING 2  
NORTH AND SOUTH  
ELEVATIONS**



5H



**BUILDING 2**  
**EAST ELEVATION/SECTION**  
SCALE: 1/2" = 1' - 0"



**BUILDING 2**  
**WEST ELEVATION**  
SCALE: 1/2" = 1' - 0"

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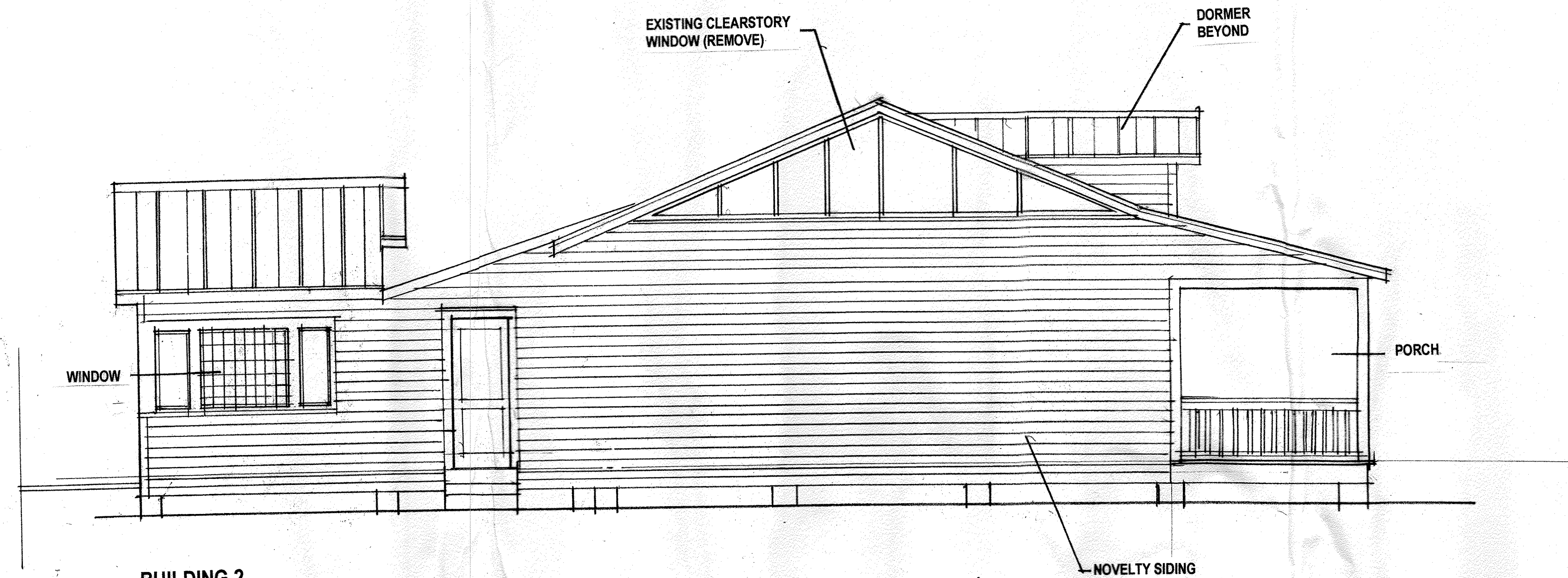
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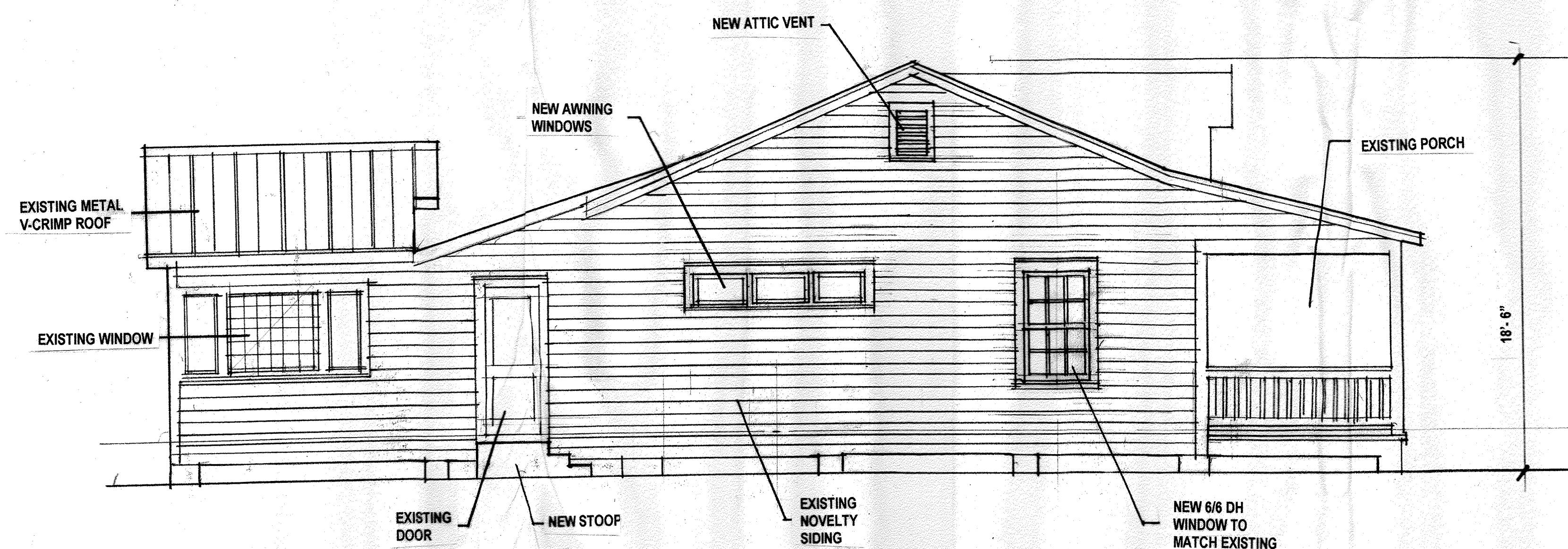
**BUILDING 2  
EAST AND WEST  
ELEVATIONS**

**H5**





**BUILDING 2**  
**EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1' - 0"



**BUILDING 2**  
**PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1' - 0"

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DATE: 7-01-13

SCALE: AS NOTED

DRAWN BY: MM

CHECKED BY: MM

PROJECT NO: 1305

**BUILDING 2  
 EAST ELEVATION**

**H6**

# Noticing



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., July 23, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ADDITION AND RENOVATION OF REAR EXISTING COTTAGE.  
PORCH ADDITION ON THE BACK OF MAIN HOUSE. NEW POOL.  
FOR- #520 ANGELA STREET**

**Applicant- Michael Miller Architect**

**Application # H13-01-983**

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**



**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: 1016063 Parcel ID: 00015700-000000**

**Ownership Details**

**Mailing Address:**  
THE GARDENS ANNEX LLC  
526 ANGELA ST  
KEY WEST, FL 33040-7433

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 520 ANGELA ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 2 TR 4 E1-297 CO JUDGES DOCKET 1-73-159 OR620-547 OR745-542/543 OR2051-1428/1430P/R OR2053-2349/2351 OR2298-1637/39 OR2301-2170/73C OR2634-710/11



Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY			6,921.00 SF

Number of Buildings: 1  
Number of Commercial Buildings: 0



Total Living Area: 902  
Year Built: 1939

## Building 1 Details

Building Type R1  
Effective Age 20  
Year Built 1939  
Functional Obs 0

Condition G  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 27  
Grnd Floor Area 902

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

Roof Type IRR/CUSTOM  
Heat 1 NONE  
Heat Src 1 NONE

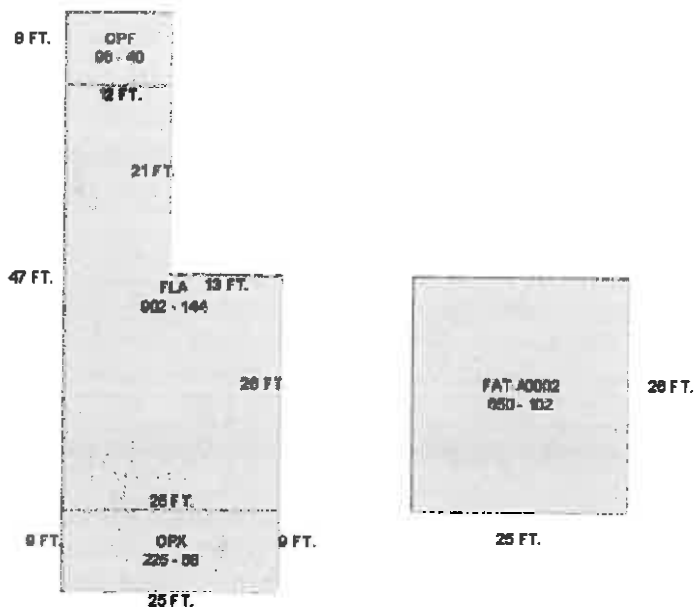
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

### 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 0

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
2 FAT	12: ABOVE AVERAGE WOOD	1	1939				650
3 FLA	12: ABOVE AVERAGE WOOD	1	1939				902
5 OPF		1	1939				96
7 OPX		1	1939				225

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	260 SF	0	0	1975	1976	3	50
2	WD2:WOOD DECK	3,000 SF	0	0	1984	1985	2	40
3	PT2:BRICK PATIO	525 SF	0	0	1984	1985	2	50

**Appraiser Notes**

2013-01-29 MLS \$910,000 2/1 UNIQUELY LOCATED JUST 1/2 BLOCK FROM DUVAL STREET IN THE HEART OF OLD TOWN BUT SECLUDED FROM THE STREET. THE VERY PRIVATE, FENCED PROPERTY IS ADJACENT TO THE GARDENS HOTEL. THIS LARGE LOT IS APPROX. 7000SQ. FT. IS ACCESSIBLE BY THE LONG, (3 CAR LENGTH) DRIVEWAY THE 2 BEDROOM HAS VAULTED CEILINGS, ATTIC LOFT AREA, COVERED FRONT PORCH AND FRENCH DOORS THAT OPEN TO A LARGE DECK WITH BUILT IN DIPPING POOL

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
2 05-4594	12/30/2005	12/21/2006	600	Residential	A.T.F. PERMIT REPLACE EXISTING DECK HURRICANE DAMAGE
1 04-0181	01/23/2004	06/22/2004	1,000	Residential	REPLACE SIDING & DECKS

**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	96,628	19,491	589,266	705,385	677,628	0	705,385
2011	97,934	19,570	656,172	773,676	616,026	0	773,676
2010	100,545	19,649	439,830	560,024	560,024	0	560,024
2009	116,229	19,728	668,541	804,498	804,498	0	804,498
2008	108,272	20,976	769,615	898,863	898,863	0	898,863
2007	152,606	2,538	1,211,175	1,366,319	1,366,319	0	1,366,319
2006	281,122	2,597	639,445	923,164	923,164	0	923,164
2005	268,913	2,709	605,790	877,412	877,412	0	877,412
2004	175,418	2,831	484,260	662,509	662,509	0	662,509
2003	145,732	2,944	166,032	314,708	203,232	25,000	178,232
2002	128,968	3,066	166,032	298,066	198,469	25,000	173,469
2001	106,342	3,179	166,032	275,553	195,344	25,000	170,344
2000	106,342	3,549	131,442	241,333	189,655	25,000	164,655
1999	78,707	2,815	131,442	212,964	184,669	25,000	159,669
1998	78,707	2,916	131,442	213,065	181,761	25,000	156,761
1997	78,707	3,013	117,606	199,326	178,723	25,000	153,723



1996	53,783	2,129	117,606	173,518	173,518	25,000	148,518
1995	53,783	2,196	117,606	173,585	172,258	25,000	147,258
1994	48,099	2,025	117,606	167,730	167,730	25,000	142,730
1993	48,178	1,378	117,606	167,162	167,162	25,000	142,162
1992	48,178	1,378	117,606	167,162	167,162	25,000	142,162
1991	48,178	1,378	117,606	167,162	167,162	25,000	142,162
1990	28,971	1,378	95,123	125,472	125,472	25,000	100,472
1989	26,337	1,253	93,393	120,983	120,983	25,000	95,983
1988	21,494	1,253	83,016	105,763	105,763	25,000	80,763
1987	21,240	1,253	47,215	69,708	69,708	25,000	44,708
1986	21,340	1,253	45,327	67,920	67,920	25,000	42,920
1985	20,724	1,253	57,683	79,660	79,660	0	79,660
1984	19,249	1,253	57,683	78,185	78,185	0	78,185
1983	19,249	1,253	56,762	77,264	77,264	0	77,264
1982	19,611	1,253	51,261	72,125	72,125	0	72,125

### 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
6/14/2013	2634 / 710	756,000	WD *****	99 *****
5/30/2007	2298 / 1637	1,000,000	WD *****	Q ****
12/1/1977	745 / 542	47,000	00	Q ****

This page has been visited 116,485 times.

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

**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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Plantation Key (305) 852-7130

**Property Record Card -**  
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Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1016071 Parcel ID: 00015700-000100**

**Ownership Details**

**Mailing Address:**  
GARDENS ANNEX LLC (THE)  
526 ANGELA ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 520 ANGELA ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 2 TR 4 OR743-422 OR834-2004/05 OR1092-1213Q/C OR1365-775/76Q/C OR1365-1158/66F/J-CASE #95-803-FR-04 OR1386-1200/1202 OR2184-2025/26 OR2184-2027/31AFF



Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	59	112	6,569.00 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 2112  
Year Built: 1943

## Building 1 Details

Building Type R1  
Effective Age 17  
Year Built 1943  
Functional Obs 0

Condition A  
Perimeter 260  
Special Arch 0  
Economic Obs 0

Quality Grade 500  
Depreciation % 22  
Grnd Floor Area 2,112

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

Roof Type IRR/CUSTOM  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

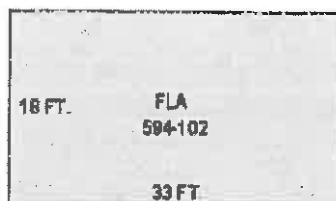
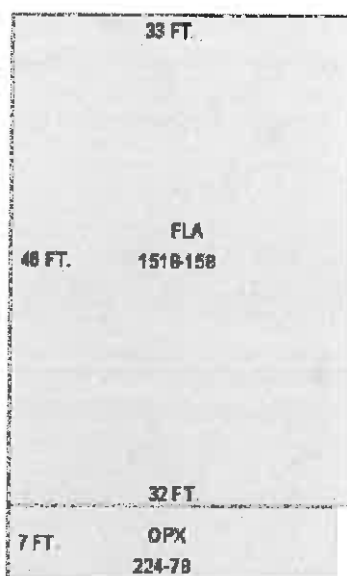
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 3

### Extra Features:

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

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	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	1,518
2	OPX		1	1993		0.00	0.00	224
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	594



**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	144 SF	0	0	1969	1970	2	50
2	FN2:FENCES	435 SF	0	0	1969	1970	5	30
3	PT2:BRICK PATIO	168 SF	0	0	1975	1976	4	50
4	FN2:FENCES	1,024 SF	0	0	1975	1976	2	30
5	PO4:RES POOL	273 SF	0	0	1999	2000	4	50
6	WD2:WOOD DECK	959 SF	0	0	1975	1976	1	40

**Appraiser Notes**

2004-07-01 BEING OFFERED FOR \$1,495,000 4BD/4BA & POOL=SKI

CHGED SQFT FROM 6552 TO 6569 PER GIS AND OR2184-2025

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 B-6152	01/23/1976	01/01/1977	5,500	Residential	NEW POOL-ONLY
2 B-6731	03/22/1977	01/01/1978	500	Residential	REPAIR ROTTEN WOOD
8 07-1940	04/23/2007	07/09/2007	25,000	Residential	REPLACE SIDING 400SF & INSTALL 24 SHUTTERS
9 07-2328	05/16/2007	07/09/2007	5,500	Residential	REPLACE EXISTING A/C WITH 4 TON UNIT AND 10 OPENINGS
3 97-0486	02/01/1997	06/01/1997	2,000	Residential	REPAIR/REMODELING
4 00-0054	01/07/2000	10/24/2000	800	Residential	200 AMP RISER
6 00-2364	08/15/2000	10/24/2000	17,100	Residential	15 SQ METAL SHINGLES
5 00-1920	07/12/2000	12/18/2000	4,620	Residential	RESURFACE POOL
7 00-3345	10/13/2000	12/18/2000	4,500	Residential	CENTRAL AC

**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	207,842	25,296	159,265	392,403	392,403	0	392,403
2011	207,842	25,775	220,492	454,109	436,243	0	454,109
2010	213,536	26,255	156,794	396,585	396,585	0	396,585
2009	240,913	26,734	449,205	716,852	716,852	0	716,852
2008	230,389	27,213	656,900	914,502	914,502	0	914,502

2007	317,483	22,351	1,083,885	1,423,719	1,423,719	0	1,423,719
2006	544,728	22,706	624,055	1,191,489	1,191,489	0	1,191,489
2005	376,122	23,096	556,920	956,138	956,138	0	956,138
2004	251,288	23,485	458,640	733,413	733,413	0	733,413
2003	326,674	23,875	144,144	494,693	494,693	0	494,693
2002	312,870	24,266	157,248	494,384	494,384	0	494,384
2001	257,981	23,900	157,248	439,129	439,129	0	439,129
2000	299,446	15,200	124,488	439,134	439,134	0	439,134
1999	223,463	12,085	124,488	360,036	360,036	0	360,036
1998	232,313	12,483	124,488	369,284	369,284	0	369,284
1997	232,313	12,926	111,384	356,623	356,623	0	356,623
1996	130,092	9,130	111,384	250,606	250,606	0	250,606
1995	114,402	9,456	111,384	235,243	231,832	25,000	206,832
1994	102,311	8,723	111,384	222,418	222,418	25,000	197,418
1993	97,252	6,708	111,384	215,344	215,344	25,000	190,344
1992	118,648	6,708	111,384	236,740	236,740	25,000	211,740
1991	118,648	6,708	111,384	236,740	236,740	25,000	211,740
1990	60,930	6,708	90,090	157,728	157,728	25,000	132,728
1989	55,391	6,098	88,452	149,941	149,941	25,000	124,941
1988	47,775	6,098	78,624	132,497	132,497	25,000	107,497
1987	42,050	6,098	57,330	105,478	105,478	25,000	80,478
1986	42,239	6,098	55,037	103,374	103,374	25,000	78,374
1985	41,066	6,098	55,037	102,201	102,201	25,000	77,201
1984	38,661	6,098	55,037	99,796	99,796	25,000	74,796
1983	38,661	6,098	31,058	75,817	75,817	25,000	50,817
1982	39,358	6,098	25,243	70,699	70,699	0	70,699

## 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
1/26/2006	2184 / 2025	1,400,000	WD *****	Q ***
1/1/1996	1386 / 1200	450,000	WD *****	Q ***
11/1/1977	743 / 422	102,000	00	Q ***

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



