

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.

Alternate Key: 1006432 Parcel ID: 00006210-000000

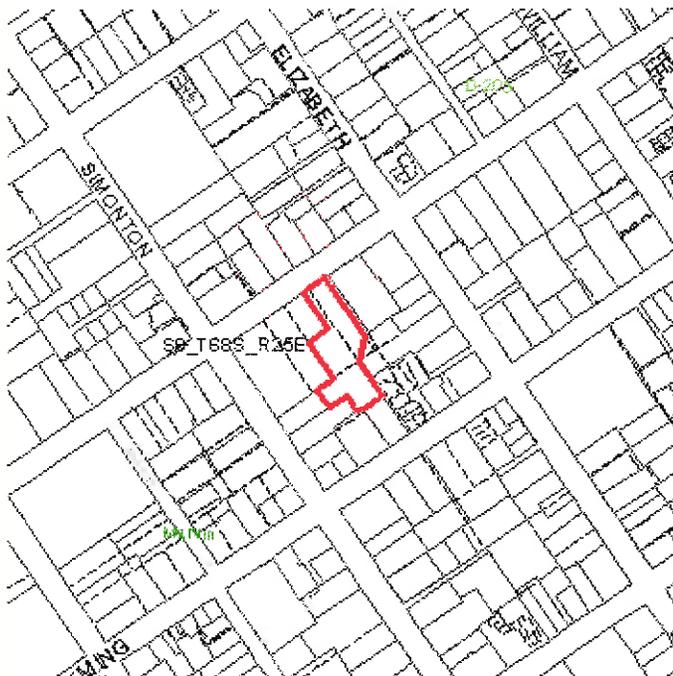
Ownership Details

Mailing Address:
SERBINSKI MARK T AND KRISTINA
5409 OVERSEAS HWY NO 345
MARATHON, FL 33050-2710

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 616 EATON ST KEY WEST
Legal Description: KW PT LOTS 1-2-3-4 SQR 36 G56-165/66 OR1251-2426/39EST OR1430-1752/55PET OR1555-1637/38P/R OR2582-257/58 OR2699-351/53 OR2703-2336/37C

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	19,018.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2427
Year Built: 1939

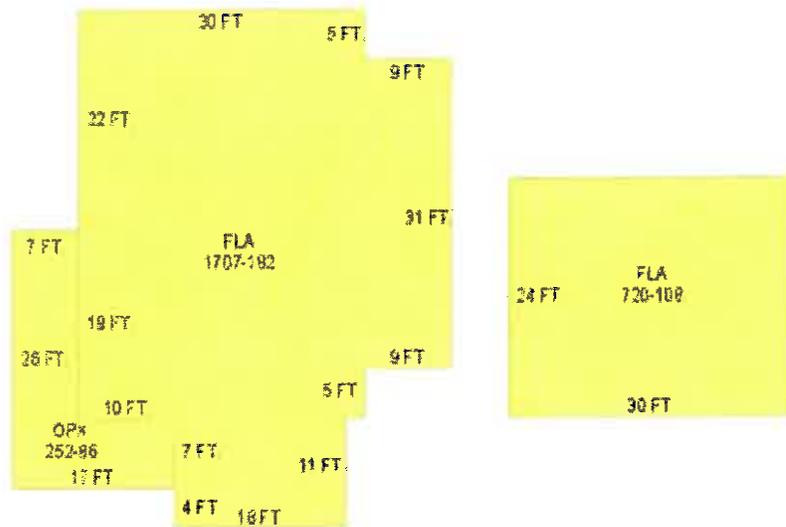
Building 3 Details

Building Type R1	Condition P	Quality Grade 650
Effective Age 59	Perimeter 290	Depreciation % 53
Year Built 1939	Special Arch P	Grnd Floor Area 2,427
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type IRR/CUSTOM **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 3
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 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 N	0.00	0.00	1,707
2	OPX	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	252
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	720

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
5	FN2:FENCES	200 SF	50	4	1939	1940	5	30

Appraiser Notes

2008-10-31 SALES FLYER \$5.5M HISTORIC CONCH HSE DWNSTRS 3/2 UPSTRS LICENSED FOR NON-TRANSIENT USE HAS SEPARATE ENTRANCE 1/1 W/KITCHEN "THE VALUE IS IN THE SIZE OF THE LAND".DKRAUSE

2010-08-05 SALES FLYER \$3,299,999 2500SF HISTORIC CONCH HSE LOCATED ON NEARLY HALF ACRE. THE VALUE IS THE LOCATION AND THE SIZE OF THE LAND.BEING SOLD AS IS .

2013-01-09 MLS 1,995,000 3/3 OWN A PIECE OF KEY WEST HISTORY AND POSSIBLY THE LAST OPPORTUNITY TO CREATE A MAGNIFICENT PRIVATE ESTATE IN OLD TOWN. MATURE TREES. ROOM FOR NOT ONLY A POOL AND JACUZZI BUT IT COULD BE A LAP POOL. POTENTIAL IS REALLY ALMOST BEYOND IMAGINATION. WALK TO MARINAS, RESTAURANTS, SHOPPING AND GALLERIES OF OLD TOWN WITH SO MUCH PRIVACY AND SOLITUDE AVAILABLE IN THIS PARCEL. RENOVATORS DREAM. PERFECT PROPERTY FOR A FAMILY COMPOUND OR CORPORATE RETREAT

POOL IS OF NO CASH VALUE

PER OWNER REQUEST AND CITY APPROVAL OF LOT ADJUSTMENTS TRANSFERRING SQUARE FOOTAGE FROM RE'S 00006210-000000 AND 00006210-000200 TO RE 00006240-000000 , REDUCE THIS PARCEL BY 2,498 SQ FT; DONE FOR THE 2013 TAX ROLL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4030	11/14/2012	01/06/2014	2,000	Residential	4 SQS. CLEAN & PAINT ROOF WITH SILVER BRITE PAINT.
	15-0227	01/29/2015		1,500		EXPLOARATORY DEMO OF FLOOR TO VERIFY CONDITION
	15-0253	02/13/2015		12,500		WIDEN DRIVE TO 15' CREATE 13' PRIVATE DRIVE. REPLACE 26' OF IRON FENCE AND 2 GATES INSTALL 300 LF OF 6' WOODEN PICKET FENCE IN REAR
1	A95-1275	04/01/1995	10/01/1995	2,400	Residential	4 SQS SGLE PLY ROOFING
1	97-2768	08/15/1997	11/03/1998	2,000	Residential	REPAIRS TO ROOF
1	00-2843	09/22/2000	11/03/2000	925	Residential	REPAIR PORCH

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
2014	195,465	2,408	1,082,874	1,280,747	1,224,692	0	1,280,747
2013	203,776	3,176	906,405	1,113,357	1,113,357	0	1,113,357
2012	207,481	3,176	819,854	1,030,511	549,120	25,000	524,120
2011	211,186	3,176	755,611	969,973	533,126	25,000	508,126
2010	182,647	3,176	953,017	1,138,840	525,247	25,000	500,247
2009	200,711	3,176	1,448,586	1,652,473	511,438	25,000	486,438
2008	185,666	3,176	2,999,759	3,188,601	510,927	25,000	485,927
2007	302,187	3,022	3,021,340	3,326,549	496,046	25,000	471,046
2006	388,727	3,022	1,537,646	1,929,395	483,947	25,000	458,947
2005	344,301	3,022	1,375,789	1,723,112	469,851	25,000	444,851
2004	242,086	3,022	1,133,003	1,378,111	456,166	25,000	431,166
2003	233,120	3,022	755,335	991,477	447,661	25,000	422,661
2002	213,881	3,022	733,754	950,657	437,169	25,000	412,169
2001	186,284	3,022	733,754	923,060	430,285	25,000	405,285
2000	176,672	3,183	410,039	589,894	417,753	25,000	392,753
1999	166,857	3,006	307,529	477,392	406,771	25,000	381,771
1998	588,444	1,902	525,626	1,115,972	946,271	50,000	896,271
1997	529,600	1,712	474,530	1,005,841	903,926	50,000	853,926
1996	397,200	1,284	474,530	873,014	847,574	50,000	797,574
1995	361,893	1,170	474,530	837,593	822,805	50,000	772,805
1994	323,644	1,046	470,603	795,293	795,293	25,500	769,793
1993	348,404	0	470,603	819,007	819,007	25,500	793,507

App.0059

1992	348,404	0	470,603	819,007	819,007	25,500	793,507
1991	348,404	0	470,603	819,007	819,007	25,500	793,507
1990	275,998	0	413,392	689,390	689,390	25,500	663,890
1989	250,300	0	406,010	656,310	656,310	25,500	630,810
1988	218,842	0	369,100	587,942	587,942	25,500	562,442
1987	199,792	0	316,503	516,295	516,295	25,500	490,795
1986	200,698	0	310,044	510,742	510,742	25,500	485,242
1985	195,517	0	126,335	321,852	321,852	25,500	296,352
1984	183,277	0	126,335	309,612	309,612	25,500	284,112
1983	183,298	0	126,335	309,633	309,633	25,500	284,133
1982	186,707	0	126,335	313,042	313,042	25,000	288,042

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
9/16/2014	2703 / 2336	0	WD	11
8/15/2014	2699 / 351	1,850,000	WD	02
7/31/2012	2582 / 257	1,700,000	WD	38

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



Staff Report for Item 5b

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 28, 2015

Applicant: William Horn Architects

Application Number: H15-01-0842

Address: #616 Eaton Street

Description of Work:

Demolition of rear additions of contributing house. Demolition of exterior staircase.

Site Facts:

The house at 616 Eaton Street is currently a two-and-a-half story, traditional frame vernacular house. The survey lists the structure as a contributing resource built c. 1900. The house definitively shows up on the 1926 Sanborn map, but it appears to be older than that. It's possible that it was relocated to that site sometime between 1912 and 1926. The structure currently has an exterior staircase that is not historic to the property. The house has a one-story rear addition that is historic and another rear addition and one side addition that are not historic.

The property received a lawful unit determination in 2013, which allows the construction of another unit on the property.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

Staff Analysis

This Certificate of Appropriates proposes to demolish two additions on a historic house and an exterior staircase. The staircase is not original to the house and is not appropriate

for the contributing structure. There is one addition in the rear that is historic and first appears on the 1926 Sanborn map. After 1962, another rear addition was attached onto that historic addition. The interior of the historic addition has been completely gutted, and there is very little historic fabric left on that addition. There is also a side addition that is not historic. Staff believes the additions and staircase do not meet any of the criteria listed in Sec.102-125, and therefore it can be considered for demolition.

Because one of the additions is historic, a second reading is needed.