

# Historic Architectural Review Commission

## Staff Report Item 9a

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<b>Meeting Date:</b>	July 15, 2014
<b>Applicant:</b>	William Shepler, Architect Richard Divol
<b>Application Number:</b>	H14-01-1092
<b>Address:</b>	#1403-1405 Truman Avenue
<b>Description of Work:</b>	Extend existing second porch floor approximately 4’.
<b>Building Facts:</b>	Both main houses located at #1403- 1405 Truman Avenue are listed as contributing resources. The frame vernacular structures were built circa 1899. A circa 1965 photo depicts an exterior staircase at the same location where the actual stair is at #1405 Truman Avenue. Both buildings have had attached and second floor additions through time. Recently the owner combined both properties under a unity of title. The city recognizes six units in total for the site.
<b>Guidelines Cited in Review:</b>	Guidelines for additions (pages 36-38a), specific guidelines 1 through 8.

### Staff Analysis

The Certificate of Appropriateness proposes the expansion of an existing stair landing to give access to the second floor apartment on #1403 Truman Avenue. The portion of the building where the landing will be connected is not historic; according to the Sanborn maps the back portion of the house was a one story structure. The addition will be visible from Truman Avenue but will be approximately 48 feet setback from the sidewalk. A fenestration for a new door is also included in the plans.

### Consistency with Guidelines

It is staff's opinion that the proposed addition will be done on a non-historic portion of the building which lacks of integrity and character.

# Application



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

APPLICATION # 07-01-2014 011092

OWNER'S NAME: Bruce Mineroff DATE: 6/30/14

OWNER'S ADDRESS: 803 Olivia St., Key West, FL 33040 PHONE #: 908-917-1711

APPLICANT'S NAME: William Shepler Architect / RICHARD DIVOLL PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 513 Fleming Street , Suite 14, Key West, FL 33040

ADDRESS OF CONSTRUCTION: 1403-1405 Truman Ave., Key West, FL 33040 # OF UNITS: 6

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

Extend existing second floor porch approximately 4'.  
*REMOVE NON HISTORIC DILAPIDATED PORCH REMOVED FOR SAFETY*

*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.

**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 type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT

Over: KEY WEST CHIPS, ADDING BARBIC: 1  
Date: 7/01/14 22 SAM Receipt no: 30841  
2014 1001092

Trans number: Staff Use Only \$103.00  
CA CASH \$98767  
\$100.00

Date: 7/01/14 Time: 21:11:10  
Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 6/30/14

Applicant's Signature: RICHARD DIVOLL

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Both houses are listed as contributing.*  
*Both houses built ca. 1877*  
*Evidences for additions*  
*Ordinances for demolition of non historic structure.*

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

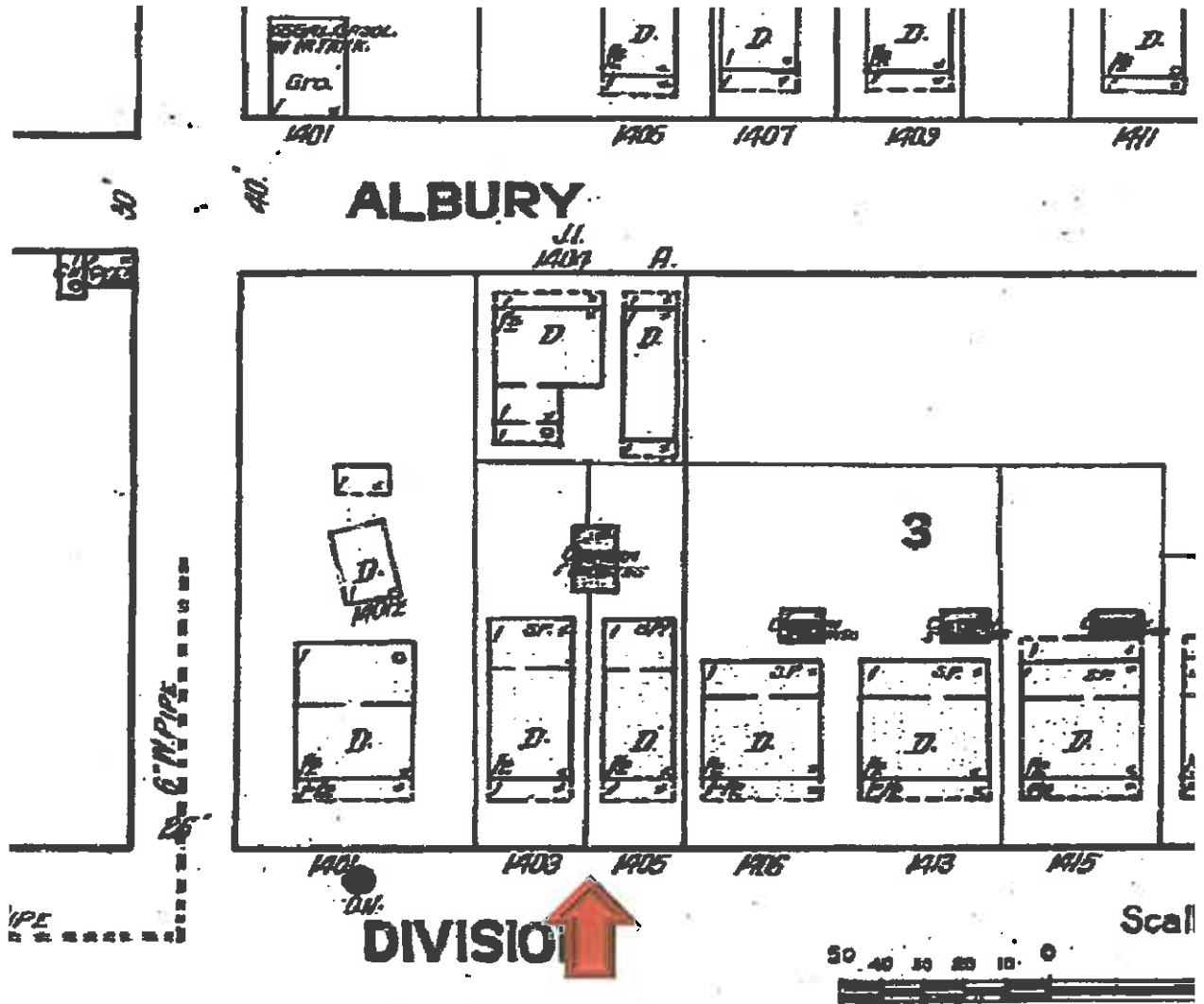
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

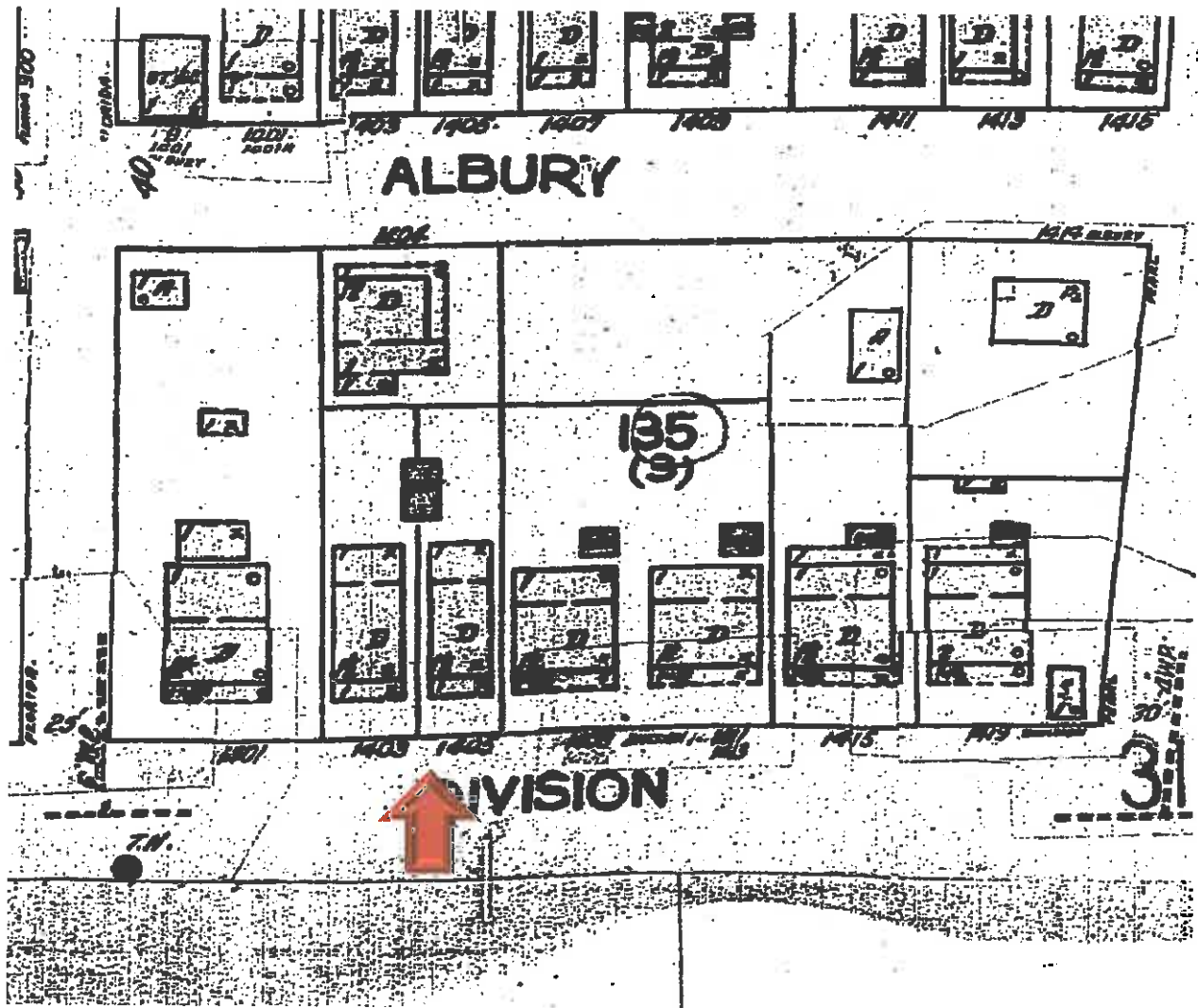
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

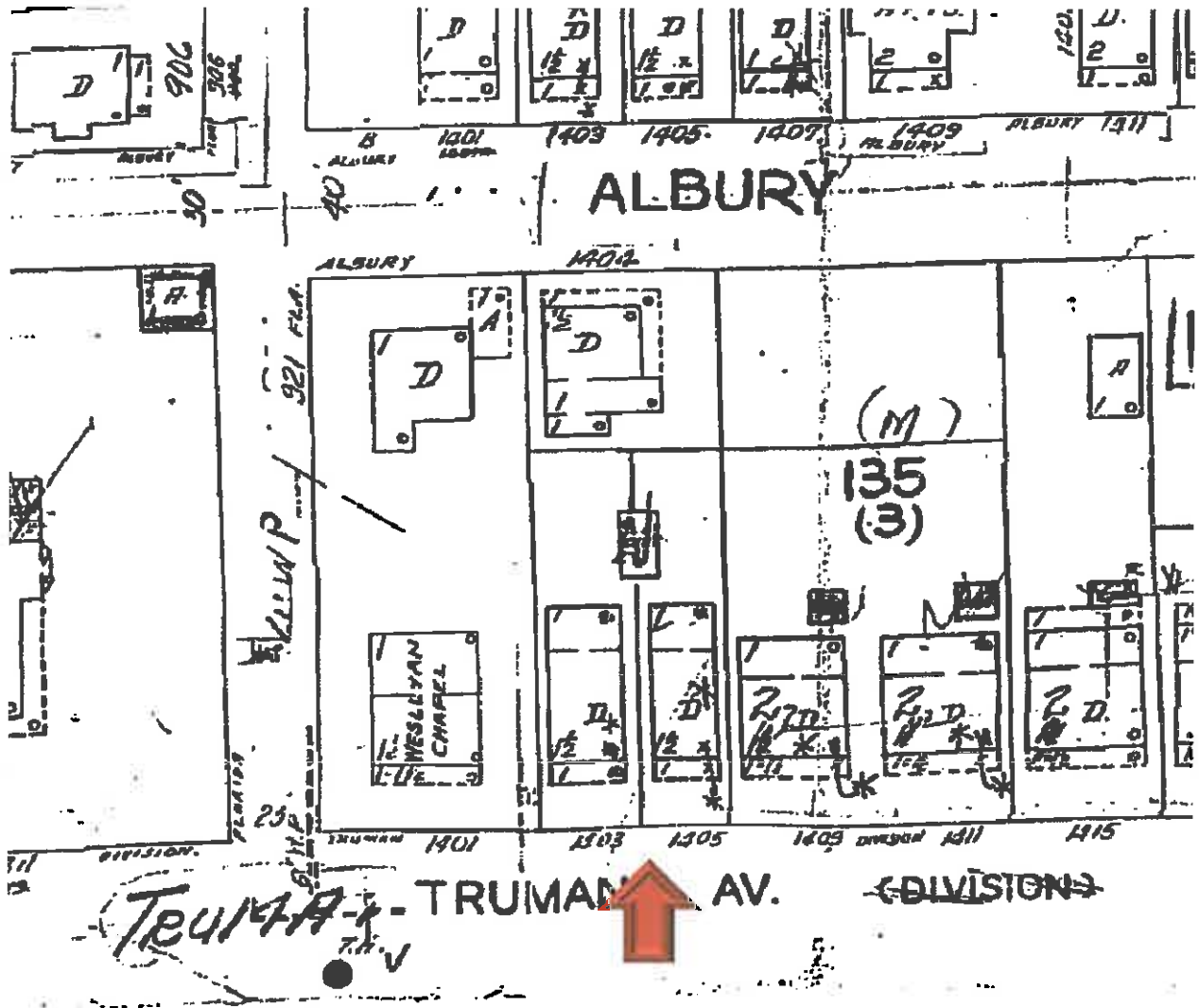
# **Sanborn Maps**



#1403 1405 Truman Avenue Sanborn Map 1926



#1403 1405 Truman Avenue Sanborn Map 1948



#1403 1405 Truman Avenue Sanborn Map 1962



# **Project Photos**



**Photo taken by the Property Appraiser's office c1965; 1403 Truman Ave.; built c1899; Monroe County Library**



**Photo taken by the Property Appraiser's office c1965; 1405 Truman Ave.; built c1899; Monroe County Library**





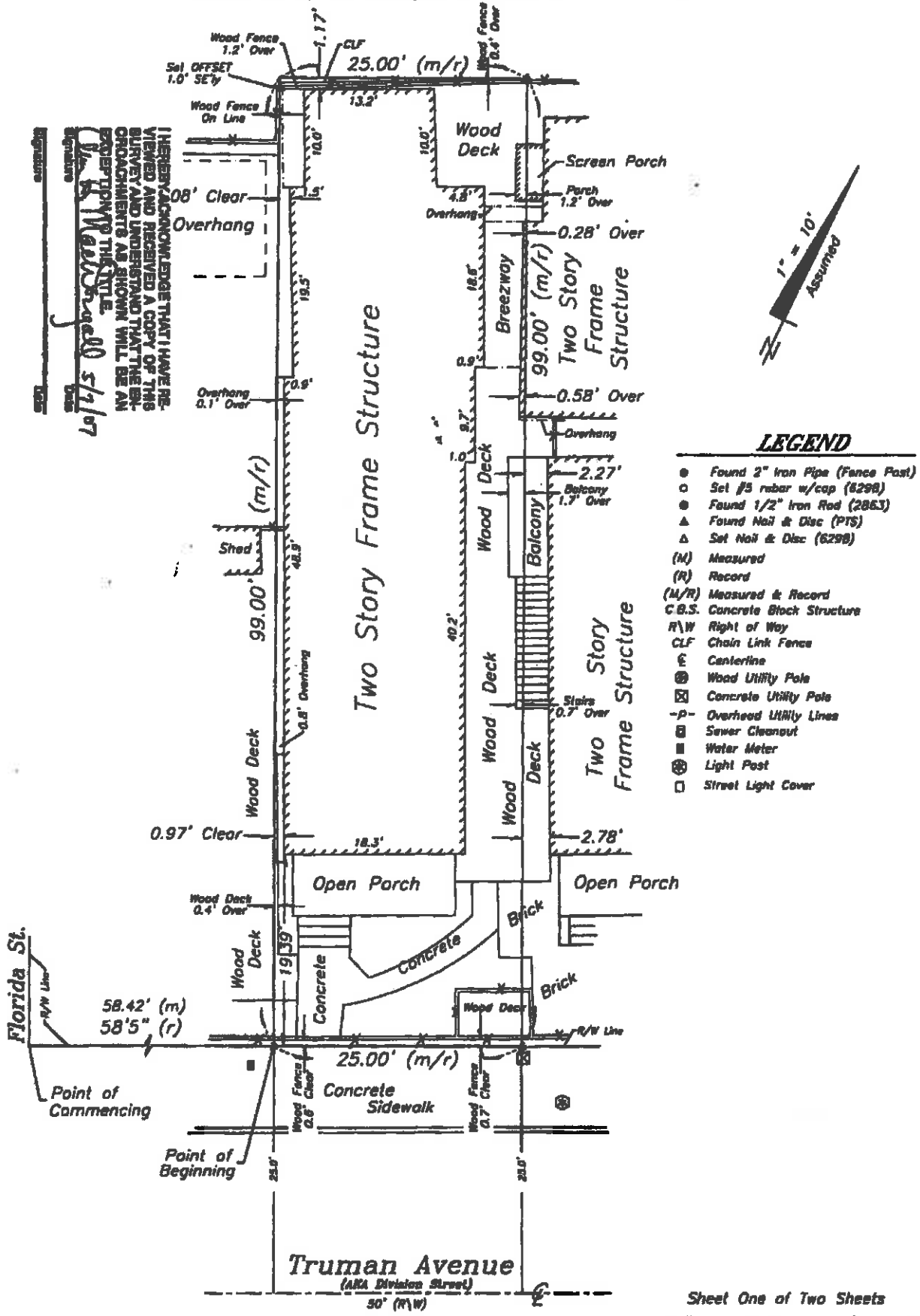




# Survey



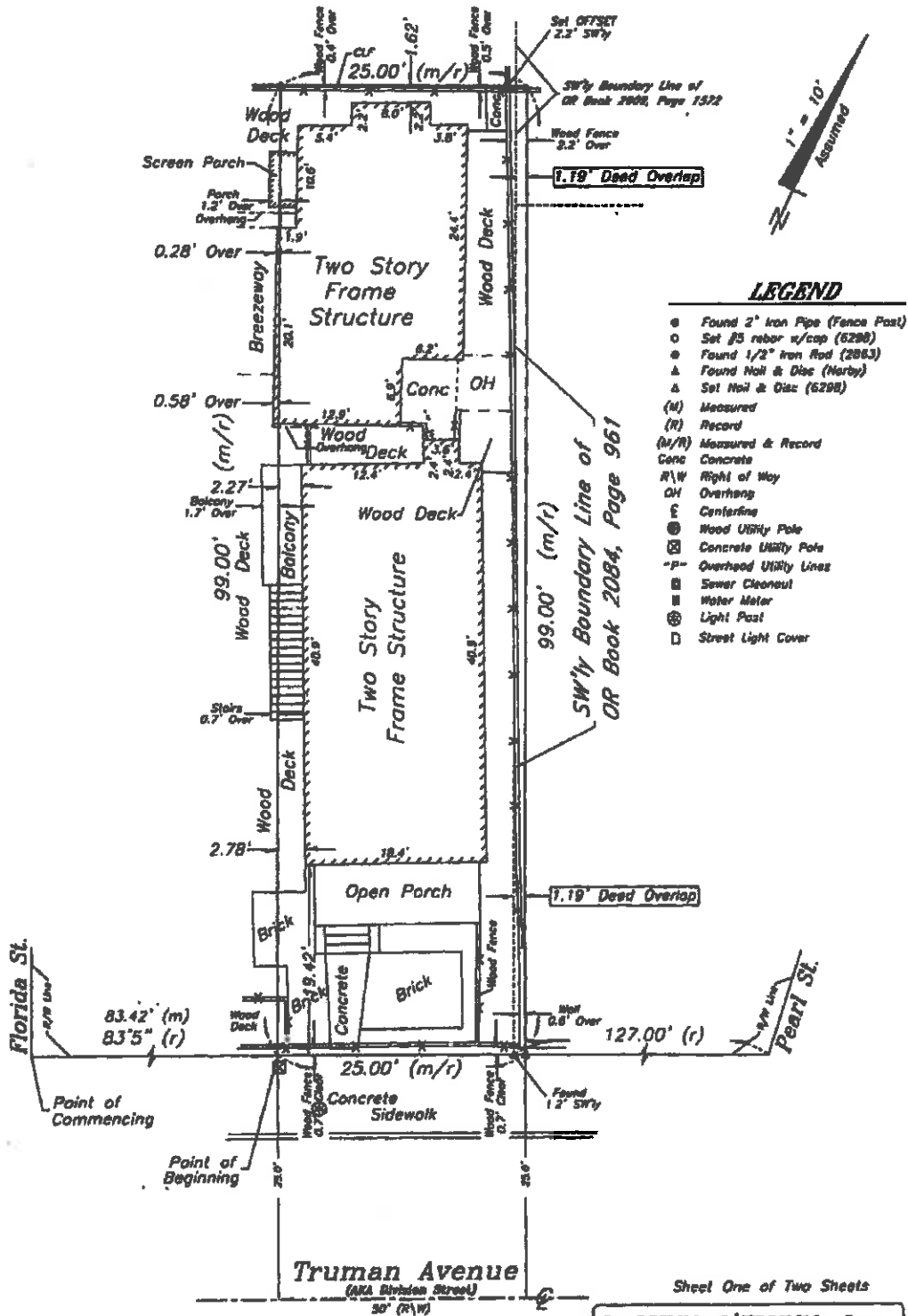
# Boundary Survey Map of part of Lots 12 & 13, Square 3, of Tract 7, according to Benjamin Albury's Subdivision



**NOTE:**  
 This Survey Map is not full and complete without the attached Survey Report.

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PAID 00280  
 3430 Duck Ave., Key West, FL 33040  
 (305) 298-7422 Fax (305) 298-2244

Boundary Survey Map of part of Tract 7, according to Whitehead's plan of said Island of Key West



**LEGEND**

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6200)
- Found 1/2" Iron Rod (2063)
- ▲ Found Nail & Disc (Norb)
- ▲ Set Nail & Disc (6200)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- Conc Concrete
- R/W Right of Way
- OH Overhang
- C Centering
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- F- Overhead Utility Lines
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Light Post
- Street Light Cover

SW'y Boundary Line of OR Book 2084, Page 961

1.18' Dead Overlap

127.00' (r)

Found 1 1/2" SW'y

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 700 4010  
 3430 Duck Ave., Key West, FL 33040  
 (305) 295-7422 Fax (305) 295-2244

This Instrument Prepared By  
and Returned To:  
SMITH | OROPEZA, P.L.  
138-142 Simonton Street  
Key West, Florida 33040  
305-296-7227

Doc# 1981537  
Bk# 2685 Pg# 53

**UNITY OF TITLE**

IN CONSIDERATION of combining the subject properties owned by TRUMAN AVENUE MINREALTY LLC, which lie within the corporate limits of the City of Key West, Florida, the undersigned hereby agrees to restrict the use of the following parcels,

On the Island of Key West and is part of Tract 7, according to William A. Whitehead's Map or Plan of the said Island, delineated in February 1829, but better described as part of Lots 12 and 13, in Square 3 of said Tract 7, according to Benjamin Albury's Subdivision, recorded in Deed Book I, Page 389, of the Public Records of Monroe County, Florida, being described as follows:

Commencing at a point on the Northwest side of Division Street distant 58 feet 5 inches from the corner of Division and Florida Streets and running thence along said Division Street in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 99 feet; thence at right angles in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 99 feet, back to the Point of Beginning.

Also known as 1403 Truman Avenue, Key West, Florida 33040

AND

On the Island of Key West and is part of Tract Seven (7) according to Whitehead's Plan of said Island of Key West, and commences at a point on the Northwesterly side of Division Street, Eighty-Three (83) feet Five (5) inches from the Northerly corner of Florida and Division Streets (Now Truman Avenue), and running thence in a Northeasterly direction along Division Street Twenty-Five (25) feet; thence at right angles in a Northwesterly direction Ninety-Nine (99) feet; thence at right angles in a Southwesterly direction Twenty-Five (25) feet; thence at right angles in a Southeasterly direction Ninety-Nine (99) feet back to the Point of Beginning, all lying and being in Monroe County, Florida.

Also known as: 1405 Truman Avenue, Key West, Florida 33040

Monroe County, Florida, and property in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land. Any further subdivision of said plot and parcel of land shall comply with the City of Key West Development Code.
2. The Undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the Undersigned, their heirs and assigns.
3. The Undersigned further agrees that this instrument will be recorded in the Public Records of Monroe County, Florida.

[The remainder of this page intentionally left blank.]

Signed, sealed, executed and acknowledged on this 15 day of April, 2014, at Key West, Florida.

Witnesses:

Truman Avenue Minrealty, LLC,  
A Florida limited liability company

[Signature]  
Print Name: Gregory Oropeza

[Signature]  
By: Bruce Mineroff  
As: Manager

[Signature]  
Print Name: Madison Fallon

[Signature]  
By: Sharon Mineroff  
As: Manager

STATE OF FLORIDA  
COUNTY OF MONROE

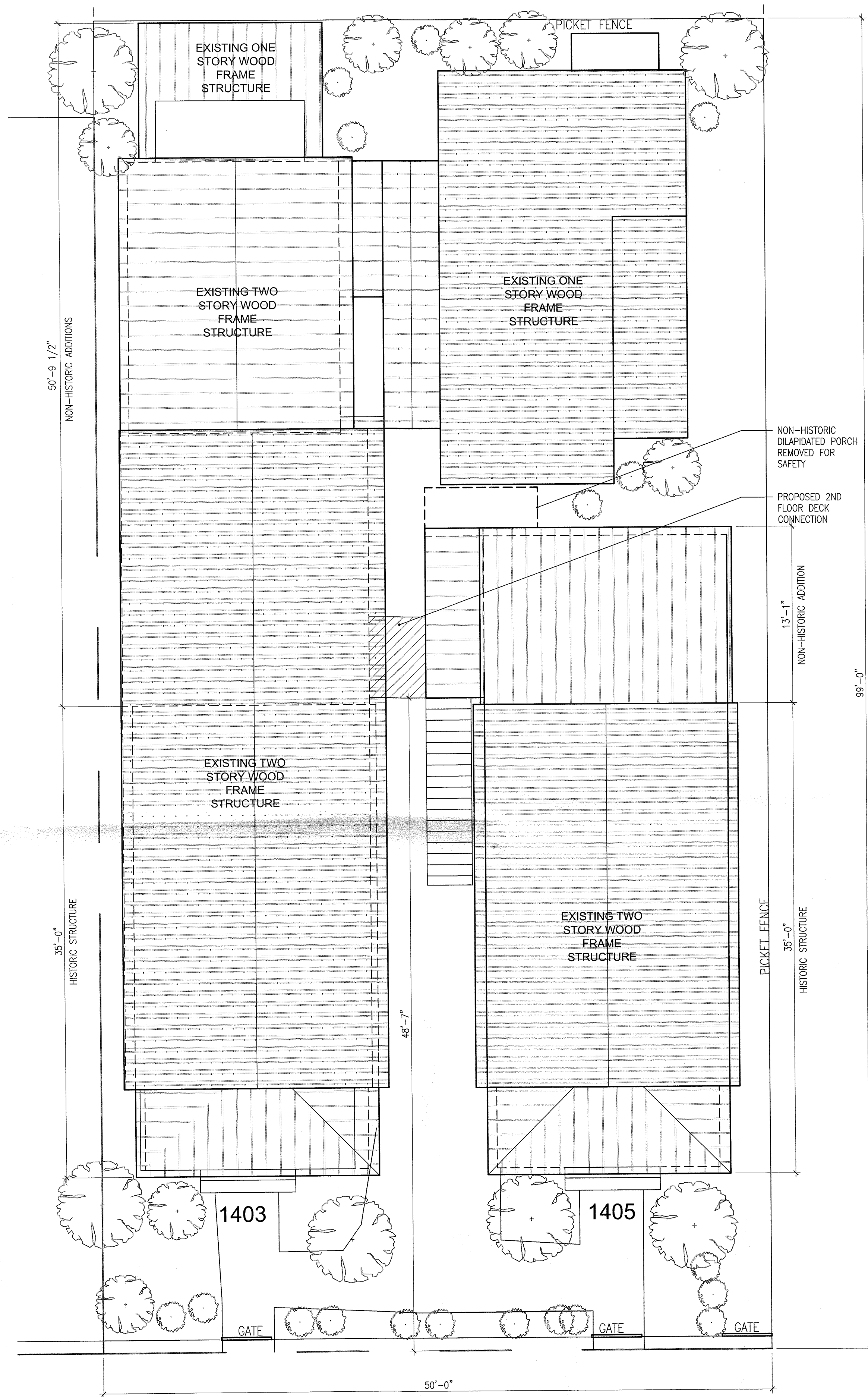
The foregoing instrument was acknowledged before me this 16 day of April 2014 by Bruce Mineroff and Sharon Mineroff, as Managing Members of Truman Avenue Minrealty, LLC, a Florida limited liability company.



[Signature]  
Notary Public  
Print Name \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Personally Known  (OR) Produced ID \_\_\_\_\_  
Type of Identification \_\_\_\_\_

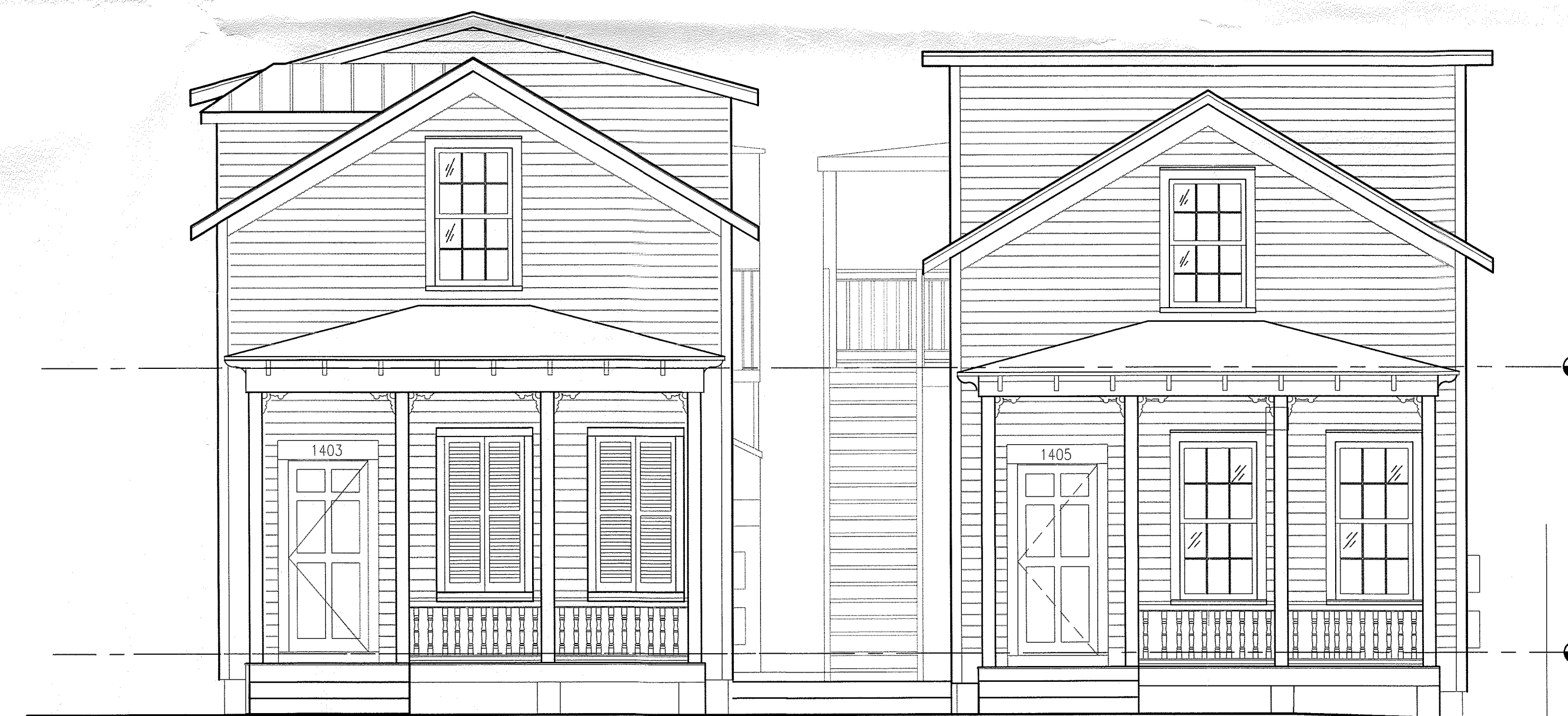
# **Proposed design**



3 SITE PLAN  
A1.0 SCALE: 3/16"=1'-0"



2 PROPOSED FRONT ELEVATION  
A1.0 SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION  
A1.0 SCALE: 1/4"=1'-0"

ZONING INFO

ZONING DISTRICT: HMDR

LOT SIZE : 5,000 S.F.

BUILDING COVERAGE: NO NET CHANGE

IMPERVIOUS SURFACE RATIO: NO NET CHANGE

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C:	2014.06.29

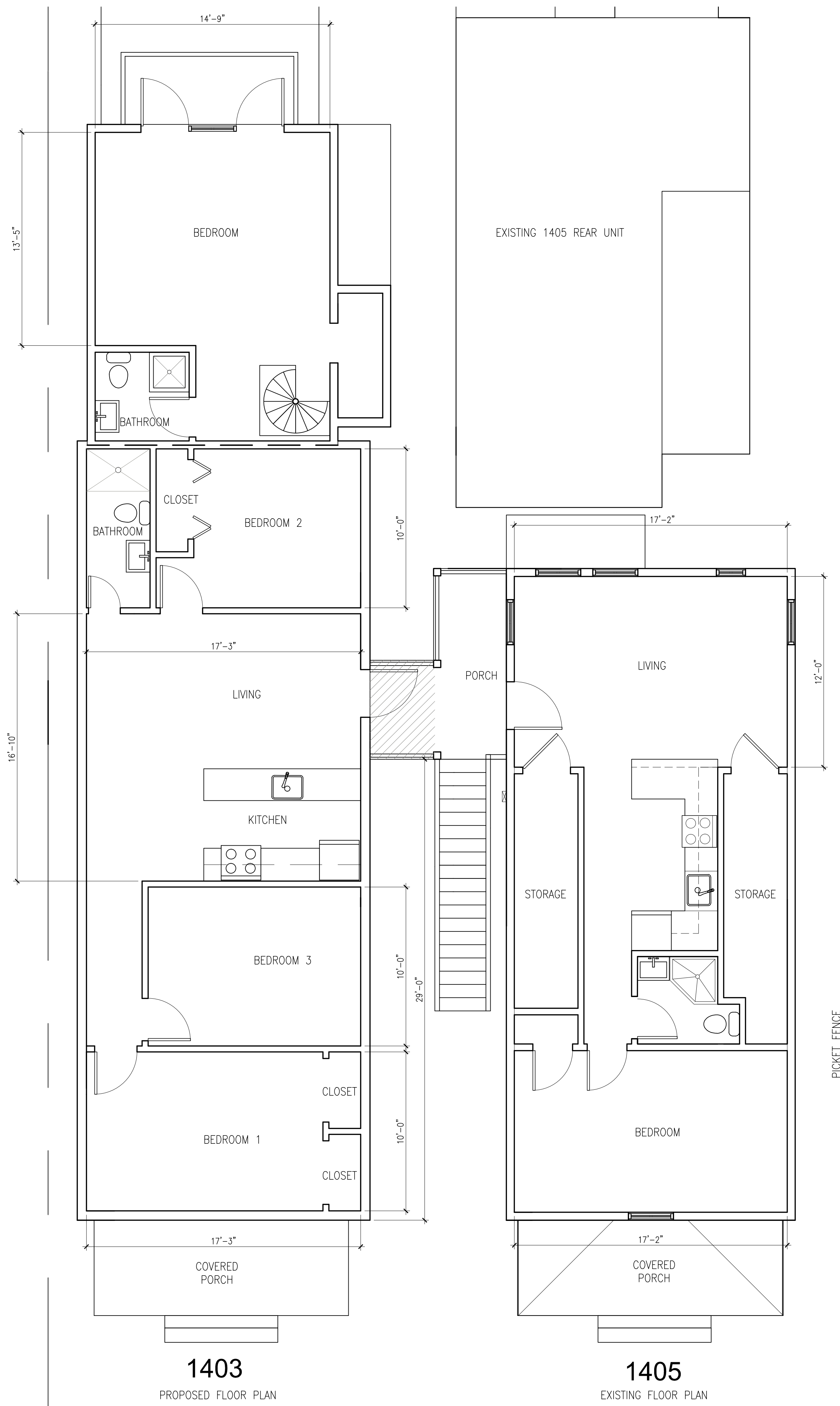
**1403-1405 TRUMAN AVENUE**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36 Project #: 13021

SITE PLANS / ELEVATIONS

SCALE: 1/4" = 1'-0"  
Sheet Number:

**A-1.0**



3 SECOND FLOOR PLANS 1403-1405  
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION -1403  
SCALE: 1/4"=1'-0"



1 EXISTING EAST ELEVATION-1403  
SCALE: 3/16"=1'-0"

Consultants:

Submissions / Revisions:  
H.A.R.C.: 2014.06.29

**1403-1405 TRUMAN AVENUE**  
KEY WEST, FL  
**RESIDENTIAL REMODELING PROJECT**

Drawing Size: 24x36 | Project #: 13021

Title:

FLOOR PLANS / ELEVATIONS

SCALE: AS NOTED

Sheet Number:

**A-2.0**

Date: - JUNE 26, 2014

©2014 by William Shepler Architect

# **Public Notice**



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 15, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**EXTEND EXISTING SECOND FLOOR PORCH APPROXIMATELY 4 FEET. DEMOLITION OF NON-HISTORIC BACK PORCH.**

**FOR- # 1403-1405 TRUMAN AVENUE**

**Applicant- William Shepler/ Richard Divol**

**Application # H14-01-1092**

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**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared RICHARD L. DIVOLL, 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: 1403-1405 TRUMAN AVENUE on the 7<sup>th</sup> day of JULY, 2014.

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 JULY 15, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

H14-01-1082

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

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

Signed Name of Affiant: [Signature]

Date: JULY 8 2014  
Address: 67 TAMARIND DRIVE  
City: KEY WEST  
State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of July, 2014.

By (Print name of Affiant) Richard Divoll who is personally known to me or has produced [Signature] as identification and who did take an oath.

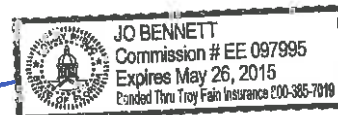
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015









2  
4  
5

# Public Meeting Notice

SMITH COUNTY, GEORGIA  
PUBLIC MEETING NOTICE  
FOR THE  
[Illegible text]

**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: 1025135 Parcel ID: 00024340-000000**

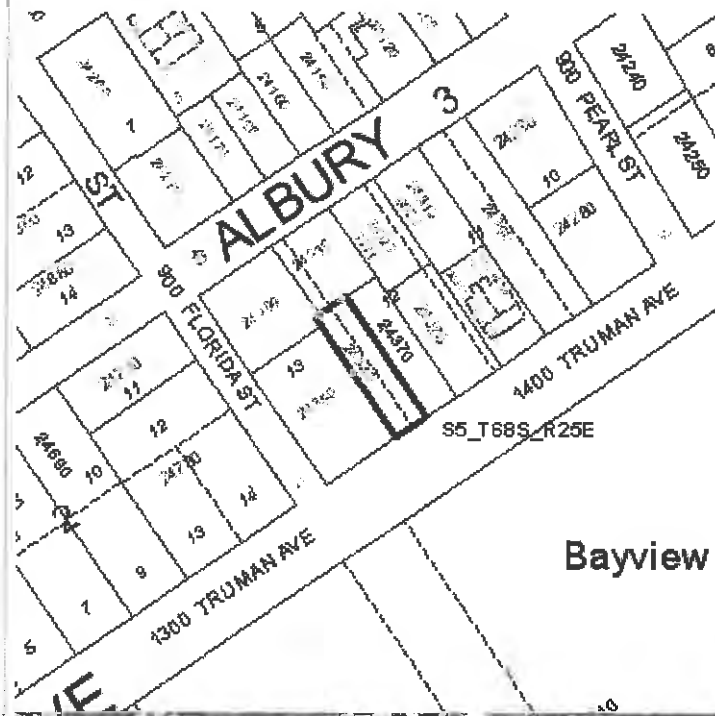
**Ownership Details**

**Mailing Address:**  
TRUMAN AVENUE MINREALTY LLC  
20 MOLLY PITCHER DR  
MANALAPAN, NJ 07726-8937

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1403 TRUMAN AVE KEY WEST  
**Legal Description:** KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 12&13 SQR 3 TR 7 H2-443 OR18-115/16 OR613-578/79  
**Description:** OR777-531 OR910-12/13 OR955-222/23 OR1302-1619R/S OR2142-656/57 OR2254-512/15C OR2292-2490/92 OR2647-790/92 OR2647-1294/98

Click Map Image to open interactive viewer



Bayview



Bayview

**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	99	2,475.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0



Total Living Area: 1959  
Year Built: 1948

### Building 1 Details

Building Type R1  
Effective Age 18  
Year Built 1948  
Functional Obs 0

Condition A  
Perimeter 276  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 24  
Grnd Floor Area 1,959

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

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

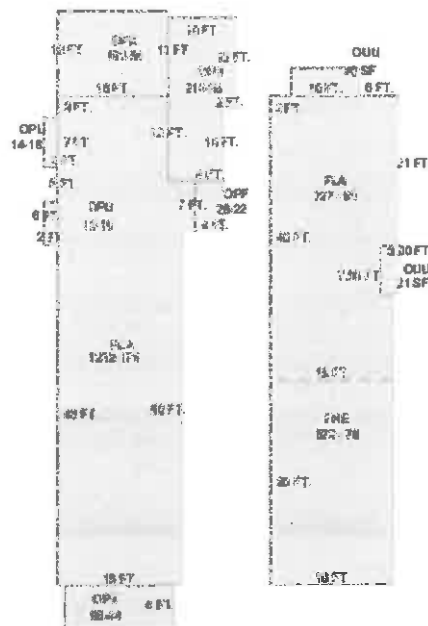
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONC BLOCK  
Bedrooms 5

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
0	EPB	12:ABOVE AVERAGE WOOD	1	2000				192
1	OPX		1	1989	N N	0.00	0.00	96
2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	1,232
3	OPF		1	1989	N N	0.00	0.00	28

4	OPU		1	1989	N	N	0.00	0.00	210
6	OPU		1	1989	N	N	0.00	0.00	14
7	OPU		1	1989	N	N	0.00	0.00	12
8	FHS	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	522
9	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	727
10	OUU		1	1989	N	N	0.00	0.00	40
10	OUU		1	1989					21

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,090 SF	0	0	1986	1987	2	30
2	WD2:WOOD DECK	195 SF	0	0	1987	1988	2	40
3	AC2:WALL AIR COND	2 UT	0	0	1979	1980	2	20
4	WD2:WOOD DECK	70 SF	0	0	1979	1980	2	40
5	WD2:WOOD DECK	420 SF	0	0	1994	1995	2	40

### Appraiser Notes

TPP8810369- RENTAL

ACROSS FROM BAYVIEW PARK, TENNIS, NEAR GARRISON BIGHT MARINA. TENANTS LARGELY COMPRISED OF WORKING LOCALS FOR MANY YEARS. EACH PROPERTY HAS OWN RE NUMBER, 1401, 1403, AND 1405 TRUMAN AVENUE. 1401 IS A DUPLEX , 1403 IS SINGLE FAMILY , AND 1405 IS 4 LICENSED UNITS EACH WITH THEIR OWN ELECTRIC METER. OWNERS UNIT HAS A POOL, SPA, OFF STREET PARKING SPACE, SEPERATE/ PRIVATE FROM TENANTS SPACE. POTENTIAL TITLE ISSUES ON ALL PROPERTIES- AS THERE ARE ADJOINING ROOF LINES, FENCES OVER PROPERTY LINE, ETC. THIS IS A SHORT SALE, A SHORT SALE NEGOTIATOR WILL BE WORKING ON THIS. BUYER TO PAY \$1.5% NEGOTIATION FEE OF CONTRACT PRICE TO SHORT SALE NEGOTIATOR

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941195	04/01/1994	11/01/1994	500		REPAIR SIDING
	B943652	11/01/1994	12/01/1994	800		ROOF OVER DECK
	E944040	12/01/1994	10/01/1995	1,200		200 AMP SERVICE

### 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	246,836	6,307	162,236	415,379	389,228	0	415,379
2012	259,495	6,471	87,878	353,844	353,844	0	353,844
2011	262,659	6,656	121,677	390,992	390,992	0	390,992

2010	265,824	6,871	86,526	359,221	359,221	0	359,221
2009	299,069	7,056	242,794	548,919	548,919	0	548,919
2008	275,042	7,271	247,500	529,813	529,813	0	529,813
2007	361,665	7,456	408,375	777,496	777,496	25,000	752,496
2006	576,232	7,670	198,000	781,902	781,902	0	781,902
2005	447,539	7,855	148,500	603,894	603,894	0	603,894
2004	215,699	8,184	99,000	322,883	322,883	0	322,883
2003	230,798	8,549	64,969	304,316	304,316	0	304,316
2002	190,102	8,898	64,969	263,969	263,969	0	263,969
2001	190,102	9,224	64,969	264,295	264,295	0	264,295
2000	199,607	7,081	44,550	251,238	251,238	0	251,238
1999	185,349	6,784	44,550	236,684	236,684	0	236,684
1998	146,431	6,110	44,550	197,091	197,091	0	197,091
1997	133,511	5,758	39,600	178,869	178,869	0	178,869
1996	100,902	4,711	39,600	145,213	145,213	0	145,213
1995	100,902	2,776	39,600	143,278	143,278	0	143,278
1994	89,995	2,570	39,600	132,165	132,165	0	132,165
1993	89,995	2,651	39,600	132,246	132,246	0	132,246
1992	109,794	2,721	39,600	152,116	152,116	0	152,116
1991	109,794	2,873	39,600	152,268	152,268	0	152,268
1990	105,062	2,999	31,556	139,617	139,617	0	139,617
1989	76,067	484	30,938	107,489	107,489	0	107,489
1988	66,194	349	28,463	95,006	95,006	0	95,006
1987	46,378	0	18,480	64,858	64,858	0	64,858
1986	46,585	0	17,805	64,390	64,390	0	64,390
1985	45,496	0	10,519	56,015	56,015	0	56,015
1984	43,164	0	10,519	53,683	53,683	0	53,683
1983	43,164	0	10,519	53,683	53,683	0	53,683
1982	43,798	0	10,073	53,871	53,871	0	53,871

## 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
8/29/2013	2647 / 1294	100	WD	11
8/24/2013	2647 / 790	320,000	WD	38
5/7/2007	2292 / 2490	575,000	WD	M
8/1/1985	955 / 222	90,000	WD	Q
4/1/1984	910 / 12	77,500	WD	Q
12/1/1978	777 / 531	22,300	00	Q

This page has been visited 34,311 times.

Monroe County 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**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
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IE9 & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1025160 Parcel ID: 00024370-000000**

**Ownership Details**

**Mailing Address:**  
TRUMAN AVENUE MINREALTY LLC  
20 MOLLY PITCHER DR  
MANALAPAN, NJ 07726-8937

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1405 TRUMAN AVE KEY WEST  
**Legal Description:** KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 12 SQR 3 TR 7 OR63-223/24 OR754-483 OR981-624 OR1069-186/87R/S OR2142-653/55 OR2254-512/15C OR2292-2440/41 OR2647-787/89 OR2647-1294/98

Click Map Image to open interactive viewer



Bayview



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	99	2,475.00 SF

### Building Summary

Number of Buildings: 2  
 Number of Commercial Buildings: 0

Total Living Area: 1513  
Year Built: 1938

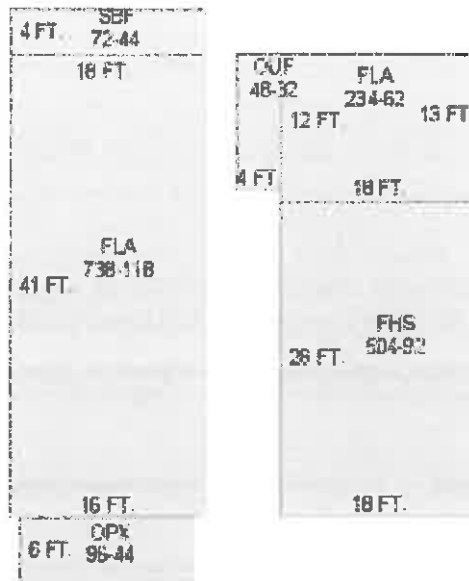
### Building 1 Details

Building Type R3	Condition A	Quality Grade 500
Effective Age 18	Perimeter 180	Depreciation % 24
Year Built 1938	Special Arch 0	Grnd Floor Area 972
Functional Obs 0	Economic Obs 0	

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.  
 Roof Type GABLE/HIP      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	0	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	1989	N N	0.00	0.00	738
2	SBF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	72
3	OPX	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	96

4	FHS	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	504
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	234
6	OUF	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	48

### Building 2 Details

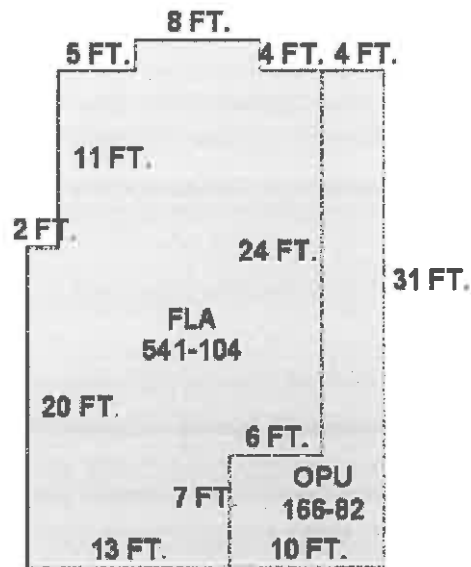
<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 450
<b>Effective Age</b> 18	<b>Perimeter</b> 104	<b>Depreciation %</b> 24
<b>Year Built</b> 1965	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 541
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> FLAT OR SHED	<b>Roof Cover</b> MIN/PAINT CONC	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 1
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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	1989	N	N	0.00	0.00	541
2	OPU	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	166



## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	368 SF	0	0	1987	1988	2	30
2	WD2:WOOD DECK	32 SF	0	0	1987	1988	2	40
3	AC2:WALL AIR COND	7 UT	0	0	1985	1986	1	20
4	UB3:LC UTIL BLDG	56 SF	0	0	1988	1989	1	30

## Appraiser Notes

TPP8810369- RENTAL

ACROSS FROM BAYVIEW PARK, TENNIS, NEAR GARRISON BIGHT MARINA. TENANTS LARGELY COMPRISED OF WORKING LOCALS FOR MANY YEARS. EACH PROPERTY HAS OWN RE NUMBER, 1401, 1403, AND 1405 TRUMAN AVENUE. 1401 IS A DUPLEX , 1403 IS SINGLE FAMILY , AND 1405 IS 4 LICENSED UNITS EACH WITH THEIR OWN ELECTRIC METER. OWNERS UNIT HAS A POOL, SPA, OFF STREET PARKING SPACE, SEPERATE/ PRIVATE FROM TENANT'S SPACE. POTENTIAL TITLE ISSUES ON ALL PROPERTIES- AS THERE ARE ADJOINING ROOF LINES, FENCES OVER PROPERTY LINE, ETC. THIS IS A SHORT SALE, A SHORT SALE NEGOTIATOR WILL BE WORKING ON THIS. BUYER TO PAY \$1.5% NEGOTIATION FEE OF CONTRACT PRICE TO SHORT SALE NEGOTIATOR

## 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	224,780	1,902	162,236	388,918	358,695	0	388,918
2012	236,307	1,902	87,878	326,087	326,087	0	326,087
2011	239,188	1,915	121,677	362,780	362,780	0	362,780
2010	242,070	1,923	86,526	330,519	330,519	0	330,519
2009	272,345	1,936	242,794	517,075	517,075	0	517,075
2008	250,465	1,944	247,500	499,909	499,909	0	499,909
2007	294,986	1,956	408,375	705,317	705,317	0	705,317
2006	488,969	1,972	198,000	688,941	688,941	0	688,941
2005	446,740	2,033	148,500	597,273	597,273	0	597,273
2004	212,624	2,101	99,000	313,725	313,725	0	313,725
2003	227,508	2,160	64,969	294,637	294,637	0	294,637
2002	206,726	2,217	64,969	273,912	273,912	0	273,912
2001	194,230	2,288	64,969	261,487	261,487	0	261,487
2000	203,941	3,329	44,550	251,820	251,820	0	251,820
1999	189,374	3,136	44,550	237,060	237,060	0	237,060
1998	142,873	2,778	44,550	190,201	190,201	0	190,201
1997	130,267	2,785	39,600	172,652	172,652	0	172,652
1996	99,983	2,410	39,600	141,993	141,993	0	141,993
1995	99,983	2,615	39,600	142,198	142,198	0	142,198

1994	89,416	2,516	39,600	131,531	131,531	0	131,531
1993	90,339	2,697	39,600	132,636	132,636	0	132,636
1992	103,877	2,879	39,600	146,356	146,356	0	146,356
1991	103,877	3,057	39,600	146,534	146,534	0	146,534
1990	127,501	2,943	31,556	162,000	162,000	0	162,000
1989	130,235	827	30,938	162,000	162,000	0	162,000
1988	60,376	340	28,463	89,179	89,179	0	89,179
1987	54,509	340	18,480	73,329	73,329	0	73,329
1986	54,765	340	17,805	72,910	72,910	25,000	47,910
1985	53,392	340	10,519	64,251	64,251	25,000	39,251
1984	50,871	340	10,519	61,730	61,730	25,000	36,730
1983	50,871	340	10,519	61,730	61,730	25,000	36,730
1982	48,045	340	10,073	58,458	58,458	25,000	33,458

## 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
8/29/2013	2647 / 1294	100	WD	11
8/24/2013	2647 / 787	320,000	WD	38
5/7/2007	2292 / 2440	700,000	WD	M
10/1/1988	1069 / 186	160,000	WD	Q
6/1/1986	981 / 624	99,000	WD	Q
2/1/1978	754 / 483	42,000	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