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**Historic Architectural Review Commission  
Staff Report for Item 15**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** May 23, 2018

**Applicant:** Paul Cox

**Application Number:** H18-03-0023

**Address:** #619 Thomas Street

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**Description of Work:**

New one-story side addition and removal of two windows at side of main house.

**Site Facts:**

The one-story, wood frame structure is listed as a contributing resource in the survey, with a construction date of 1901. The actual year of construction is unclear as the Sanborn maps first show the current structure on the 1962 Sanborn map, with there being no structure in 1948, but an aerial photograph from 1942 shows the structure. The current front porch is not original, as the 1965 photograph of the building shows the structure without a porch.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 5, 6, 9, and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 7, 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 29, 30, 31, 32, and 33.

**Staff Analysis**

This Certificate of Appropriateness proposes a new side addition to the main wall of a contributing house. The addition will be 24 feet by approximately 14 feet. The height of the

new addition will be 13 feet tall, only 3 feet shorter than the main house. The gable roofs will have a similar proportion as the main house.

### **Consistency with Guidelines**

The project does not comply with many guidelines in the additions and alterations chapter. It does not meet the following guidelines:

**Guideline 23 for Additions and Alterations: Additions at side elevations to contributing buildings are rarely appropriate since they alter the symmetry and balance of a historic building. If proposed, they shall be set back as far as possible from the street and shall not obscure original or historic walls, window fenestrations, or roofs, and should be no larger than 30% of the original floor area.**

As stated above, additions at the side elevations of contributing buildings are rarely appropriate. The proposed side addition will highly alter the symmetry and balance of the contributing building. The proposed side addition will obscure a large portion of the contributing house - almost 70% of the original wall. While the applicant is not proposing to demolish the historic walls, once the addition is built, the walls could be demolished without any HARC approval necessary.

**Guideline 6 for Additions and Alterations: Any proposed addition shall be attached to less public elevations. Whenever possible, additions shall be attached to the rear or least conspicuous side of an existing building. On a corner lot, an addition shall be located to be unobtrusive when viewed from either adjoining streets.**

This guideline is clear that proposed additions should be attached to less public elevations. The proposed addition will be highly visible, and there is ample room in the rear of the lot to add an addition to the rear of the structure, which would be much more appropriate and would not obscure character defining features. The elevation where the addition is to be attached is very visible from the street and is currently not obscured.

**Guideline 1 for Addition and Alterations: Additions shall require no or minimal changes to the character defining features of a building and its site.**

The proposed side addition will require the demolition of a main wall of the house. The rectangular form of the structure is a character defining feature of the structure and the historic district. Also, the proposed addition will cover the original roofline of the house.

**Guideline 31 for Additions and Alterations: The use of a recessed, small scale hyphen on a secondary elevation of building, to differentiate the original structure and the new addition, is highly advised.**

The applicant does not use any sort of hyphen for the addition. Instead the addition is just added onto the side of the building.

It is staff's opinion that the proposed side addition is inconsistent with the HARC Guidelines, especially guidelines 23, 6, and 1 for Additions and Alterations. As stated earlier, there is enough room to build an appropriate addition in the rear that would lead to less removal of historic materials and would not obscure character defining features of a contributing structure.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

|            |                 |                |
|------------|-----------------|----------------|
| HARC COA # | REVISION #      | INITIAL & DATE |
| FLOOD ZONE | ZONING DISTRICT | BLDG PERMIT #  |

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

619 Thomas Street

NAME ON DEED:

Mike Keenan

PHONE NUMBER

OWNER'S MAILING ADDRESS:

619 Thomas Street

EMAIL

APPLICANT NAME:

Paul Cox

PHONE NUMBER 305-797-1448

APPLICANT'S ADDRESS:

121 Peary Ct #C

EMAIL mmfcinc@bellsouth.net

APPLICANT'S SIGNATURE:

Paul Cox

DATE

4/30/18

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Remove 308 sq ft. Carport and replace w/ 396 sq ft. additions

MAIN BUILDING: Remove 2 windows on Left side Rear

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Carport

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

|                                                |  |
|------------------------------------------------|--|
| ACCESSORY STRUCTURE(S): <i>NA</i>              |  |
| PAVERS: <i>Leave Driveway</i>                  |  |
| FENCES: <i>NA</i>                              |  |
| DECKS: <i>Extend Back Porch</i>                |  |
| <i>10'x6'</i>                                  |  |
| PAINTING: <i>Same Color as Existing</i>        |  |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.):   |  |
| <i>NA</i>                                      |  |
| POOLS (INCLUDING EQUIPMENT): <i>Move Equip</i> |  |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):   |  |
| <i>move AC unit</i>                            |  |
| OTHER:                                         |  |

| OFFICIAL USE ONLY:             |                                                                     | HARC COMMISSION REVIEW |                                      | EXPIRES ON: |  |
|--------------------------------|---------------------------------------------------------------------|------------------------|--------------------------------------|-------------|--|
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION |                        |                                      | INITIAL:    |  |
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION |                        |                                      | INITIAL:    |  |
| MEETING DATE:                  | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION |                        |                                      | INITIAL:    |  |
| REASONS OR CONDITIONS:         |                                                                     |                        |                                      |             |  |
| STAFF REVIEW COMMENTS:         |                                                                     |                        |                                      |             |  |
| FIRST READING FOR DEMO:        |                                                                     |                        | SECOND READING FOR DEMO:             |             |  |
| HARC STAFF SIGNATURE AND DATE: |                                                                     |                        | HARC CHAIRPERSON SIGNATURE AND DATE: |             |  |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

| Application Type                                                                                         | Current Fees | Code |
|----------------------------------------------------------------------------------------------------------|--------------|------|
| Major Projects Base Fee- Commission review projects                                                      |              |      |
| Plus the Following Schedule if The Project Proposes:                                                     |              |      |
| Demolition of non-historic or non-contributing structures                                                | \$400.00     | H2   |
| Demolition of historic or contributing structures                                                        | \$100.00     | H4   |
| Relocation of a structure on its current site                                                            | \$200.00     | HA   |
| Relocation of a structure on another site                                                                | \$200.00     | HB   |
| Request of non-contributing value                                                                        | \$300.00     | HC   |
| Nomination for contributing resource or review a nomination for the National Register of Historic Places | \$300.00     | HD   |
| Mural Projects                                                                                           | \$150.00     | HE   |
| Verification Letter for Historic Status                                                                  | \$100.00     | HG   |
| Economic Hardship Application Fee                                                                        | \$400.00     | H9   |
| Residential Owner with Homestead                                                                         |              |      |
| Residential Owner without Homestead                                                                      | \$15.00      | HJ   |
| All Commercial properties                                                                                | \$50.00      | HK   |
|                                                                                                          | \$100.00     | HL   |
| All Fees Will Be Double For All After The Fact Projects                                                  | \$_____ x 2  | HF   |

TOTAL OF APPLICATION FEE: \$

500.00

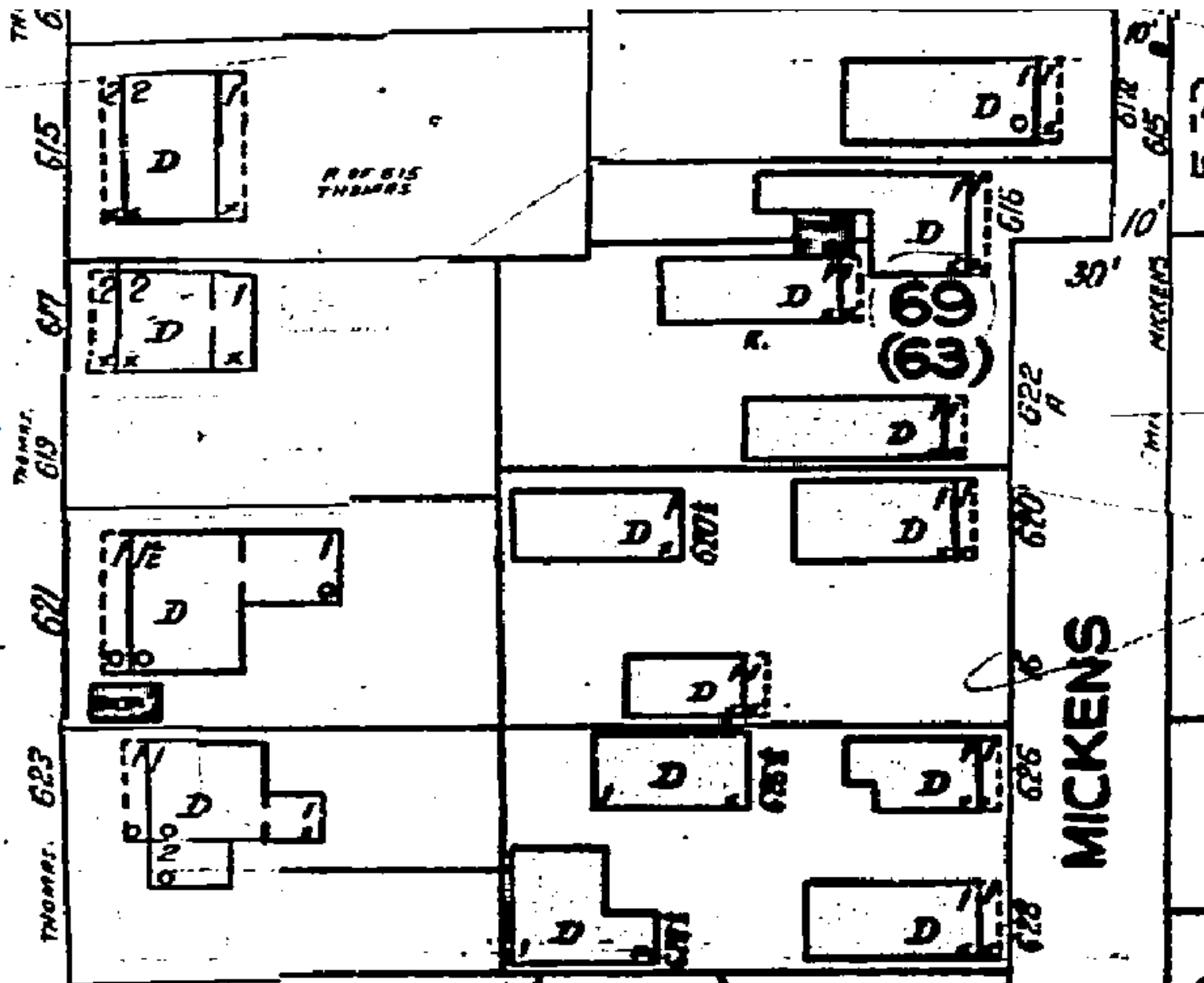
Project Address: 619 Thomas St.

Comments: Photos, street view w. both houses, site plan w. calculations. Include parking. All elevations. Recent survey. Look for guidelines for additions / change of roof configuration not appropriate - obscuring wall.

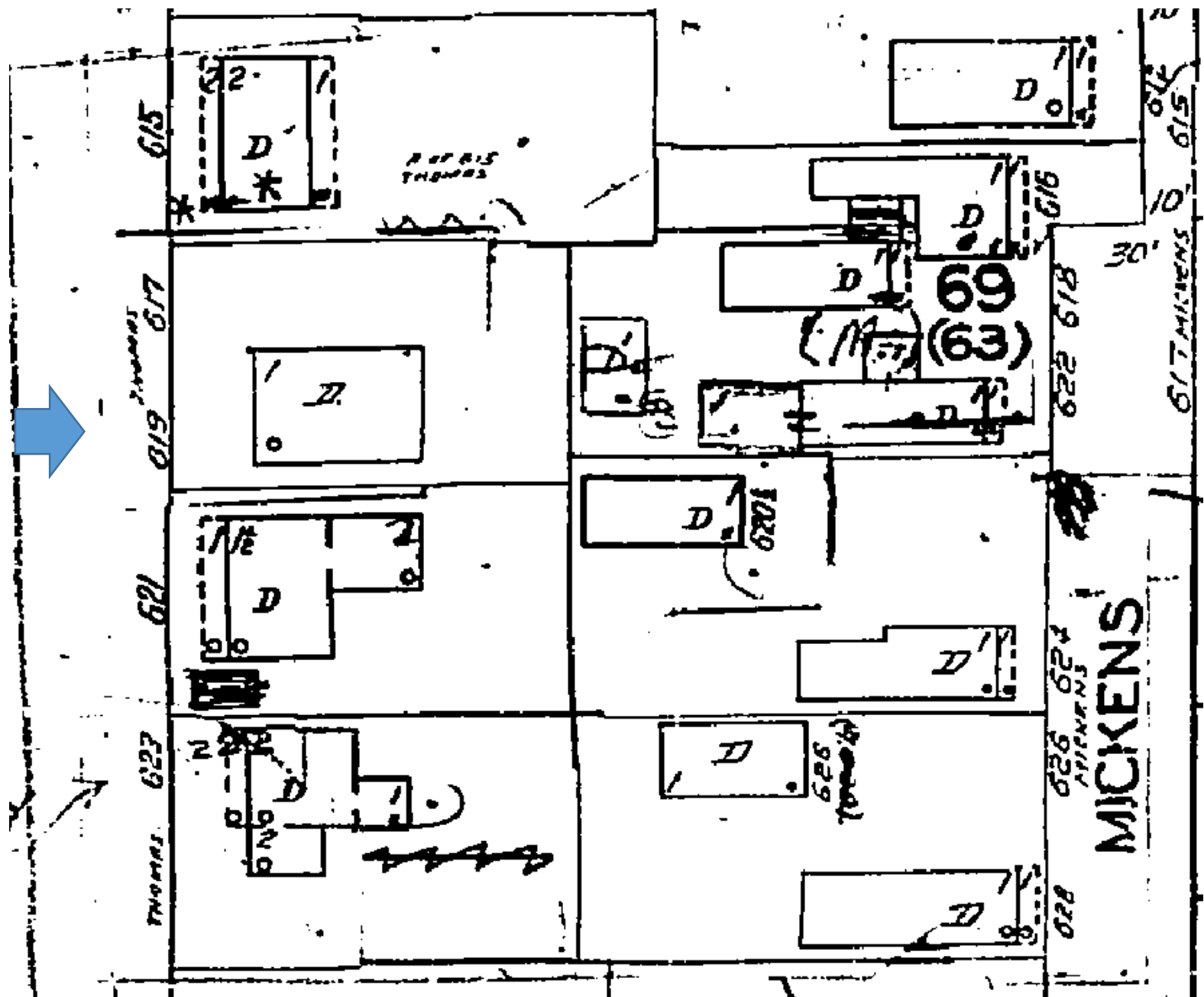
Date of Pre-Application Meeting: April 23, 2018

By Staff: Enid Ferragrosa

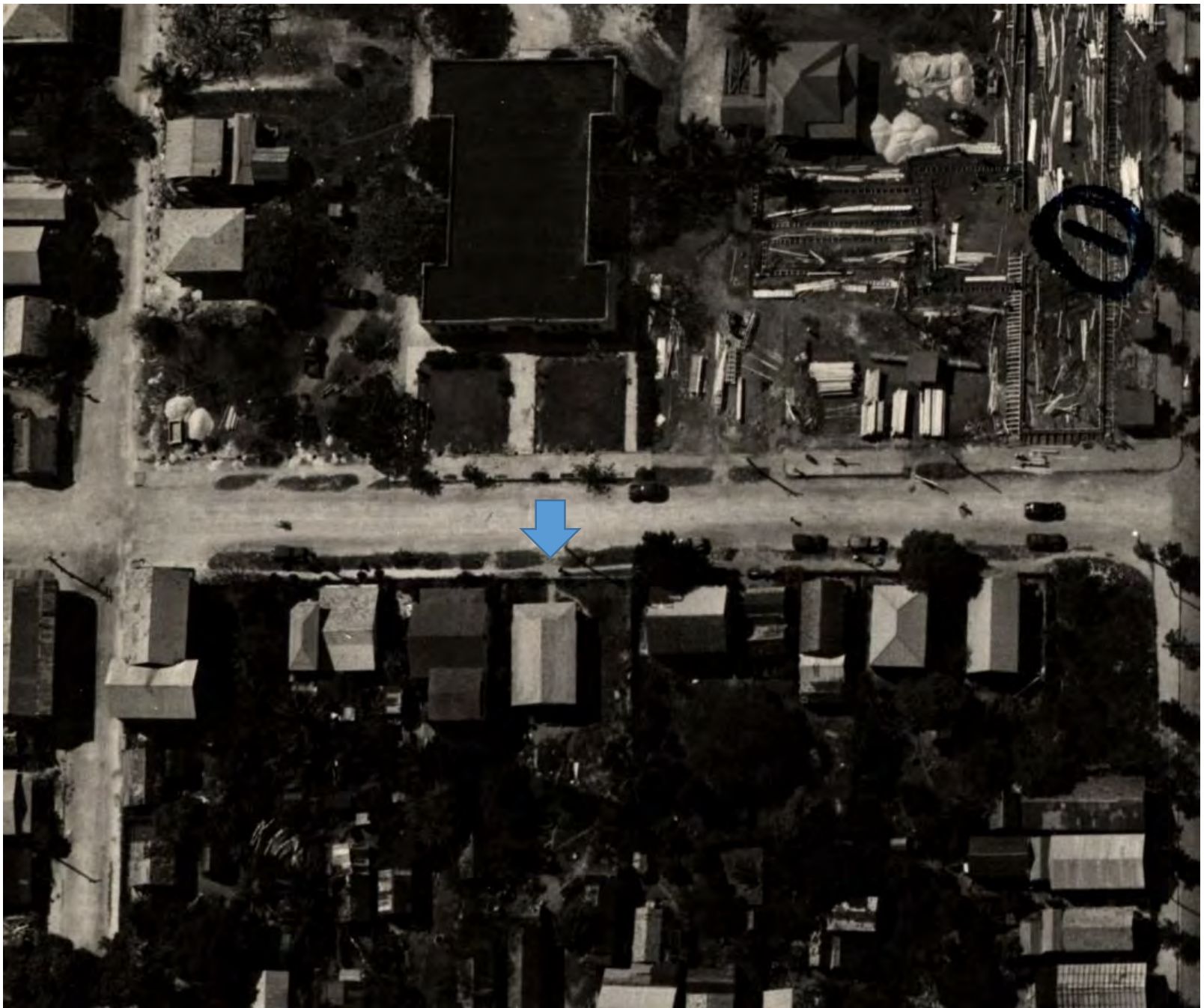
# SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map



1942 aerial photograph that shows the current house with a different porch.



2017 Google aerial photograph

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



619

Public Meeting Notice  
SECURITY BY  
PROTECTION PLUS  
800-344-4788















← Carport  
to Be  
Removed

Back Porch





# SURVEY

LOCATION MAP - NTS



CERTIFIED TO -

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

IP = IRON PIPE  
 IR = IRON ROD  
 L = ARC LENGTH  
 LS = LANDSCAPING  
 MB = MAILBOX  
 MEAS = MEASURED  
 NGVD = NATIONAL GEODETIC  
 VERTICAL DATUM (1929)  
 NTS = NOT TO SCALE  
 OTW = OVERHEAD WIRES  
 PC = POINT OF CURVE  
 PM = PARKING METER  
 PCC = POINT OF COMPOUND CURVE

PRC = POINT OF REVERSE CURVE  
 PRM = PERMANENT REFERENCE  
 MONUMENT  
 PT = POINT OF TANGENT  
 R = RADIUS  
 RES = RESIDENCE  
 ROL = ROOF OVERHANG LINE  
 ROW = RIGHT OF WAY  
 ROWL = RIGHT OF WAY LINE  
 SCO = SANITARY CLEAN-OUT  
 TBM = TEMPORARY BENCHMARK  
 TS = TRAFFIC SIGN  
 TY = TYPICAL

# PROPOSED DESIGN



619 THOMAS STREET  
KEY WEST

| NO. DESCRIPTION |  |  |  | BY | DATE |
|-----------------|--|--|--|----|------|
|                 |  |  |  |    |      |
|                 |  |  |  |    |      |
|                 |  |  |  |    |      |
|                 |  |  |  |    |      |
|                 |  |  |  |    |      |



PROJECT DESCRIPTION:  
KEENAN 4-25 NEW LAYOUT

DRAWINGS PROVIDED BY:  
MMFC Inc  
121 peary ct # c  
key west, fl 33040  
3057971448

DATE:

4/25/2018

SCALE:

SHEET:

**SITE DATA**

ZONE: HRO  
FLOOD: X

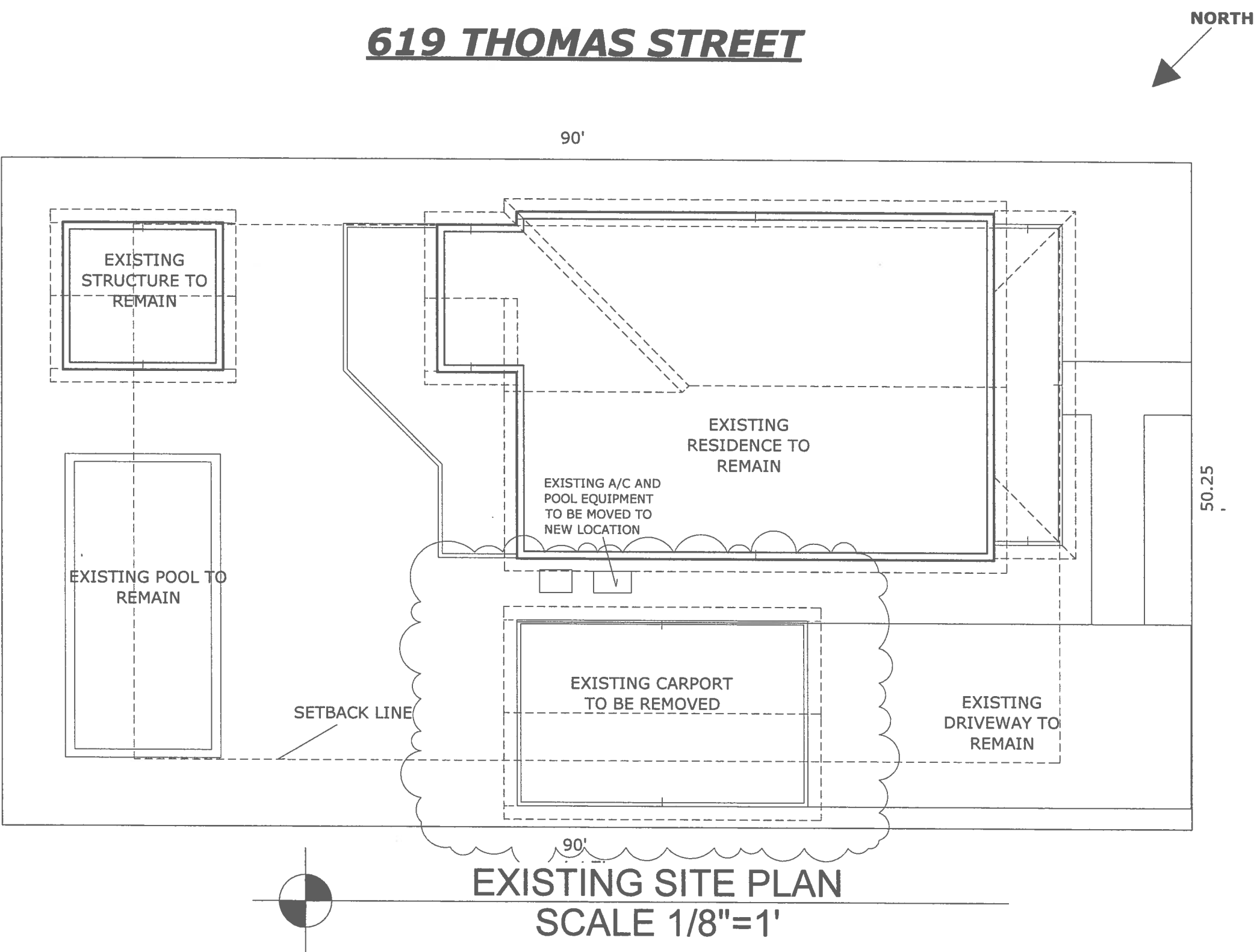
EXISTING LOT COVERAGE  
RESIDENCE 1002  
CARPORT 308  
PORCH 102  
ACCESSORY UNIT 132  
DRIVEWAY 336  
POOL AND PATIO 412  
TOTAL EXISTING 2310

LOT SIZE 4522.50

TOTAL IMPERVIOUS 51%

PROPOSED LOT COVERAGE  
RESIDENCE 1002  
ADDITION 396  
PORCH 102  
ACCESSORY UNIT 132  
DRIVEWAY 336  
POOL AND PATIO 412  
TOTAL PROPOSED 2398

TOTAL IMPERVIOUS 53%



| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

KEENAN RESIDENCE  
619 THOMAS STREET  
KEY WEST, FL 33040

MMFC Inc  
121 Perry Ct # C  
Key West, FL 33040  
3057971468

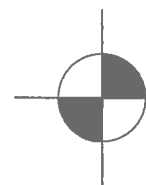
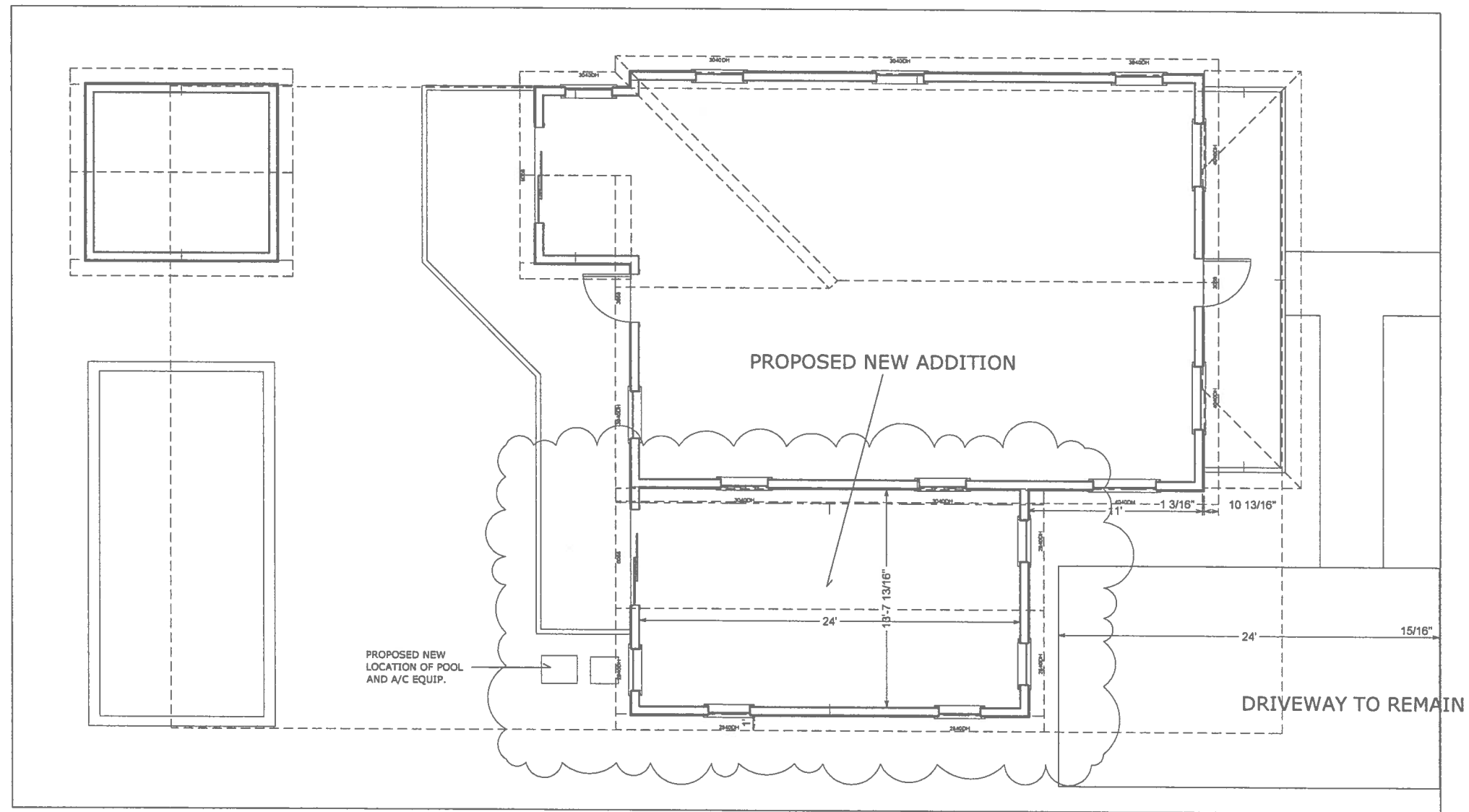
DATE:

4/30/2018

SCALE:

SHEET:

**A-1**



PROPOSED SITE PLAN  
SCALE 1/8"=1'

THOMAS STREET

KEENAN RESIDENCE  
619 THOMAS STREET  
KEY WEST, FL 33040

MMFC Inc  
121 Perry Ct # C  
Key West, FL 33040  
3057971448

DATE:

4/30/2018

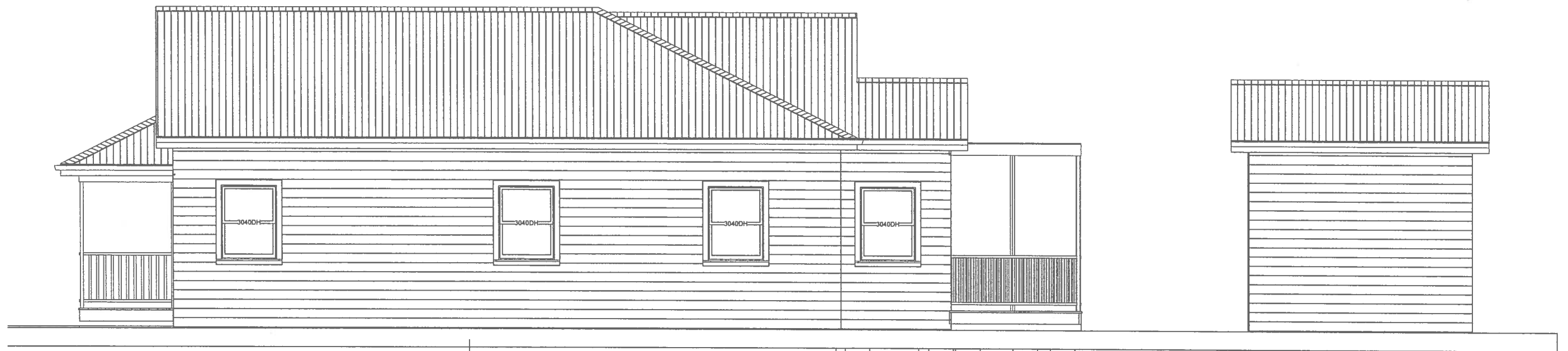
SCALE:

SHEET:

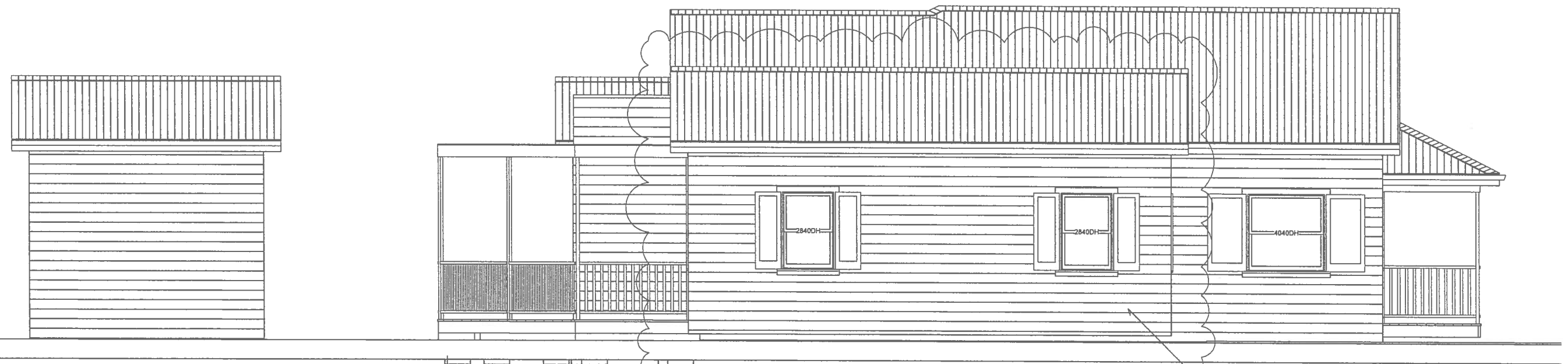
A-2

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |





PROPOSED RIGHT ELEVATION  
SCALE 3/16"=1'



PROPOSED LEFT ELEVATION  
SCALE 3/16"=1'

PROPOSED  
NEW  
ADDITION

NO. DESCRIPTION BY DATE

KEENAN RESIDENCE  
619 THOMAS STREET  
KEY WEST, FL 33040

MMFC Inc  
121 Peary Ct # c  
Key West, FL 33040  
3057571448

DATE:  
4/30/2018

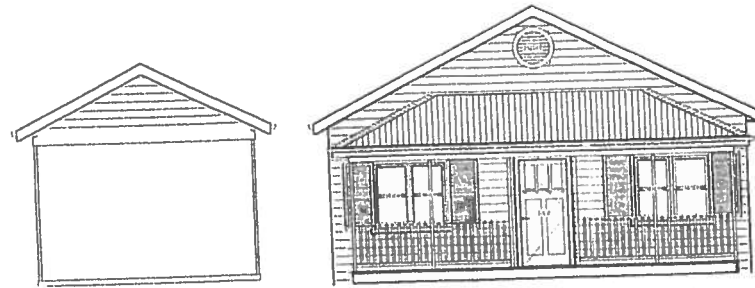
SCALE:

SHEET:

A-4



615



619



621

**EXISTING STREETScape**



615



619



621

**PROPOSED STREETScape**



STREETScape OF 619 THOMAS STREET  
SCALE: 3/32" = 1'

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

SHEET TITLE:

PROJECT DESCRIPTION:  
**KEENAN**

DRAWINGS PROVIDED BY:  
**MMFC Inc**  
121 peary ct # c  
key west, fl 33040  
3057971448

DATE:

5/15/2018

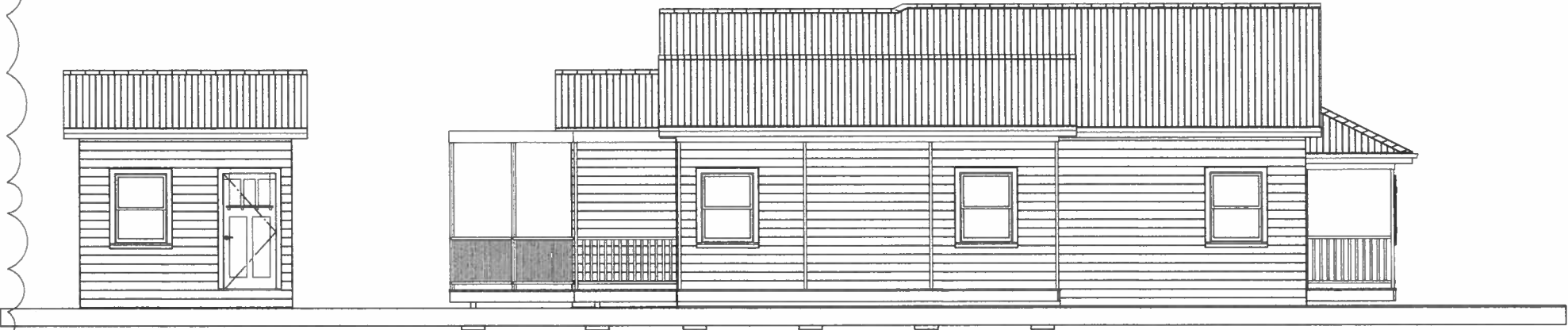
SCALE:

SHEET:

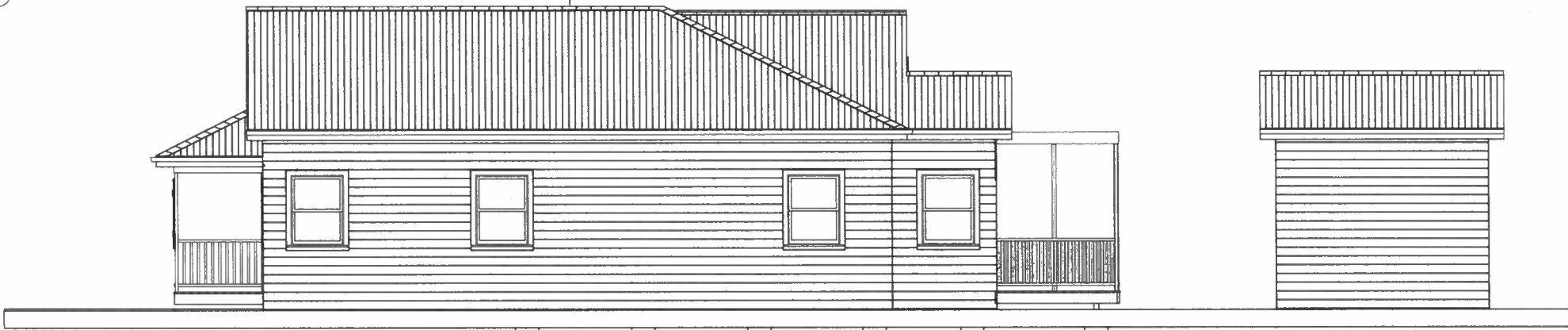
B-1

**MATERIALS**  
**FOR**  
**PROPOSED**  
**ADDITION**

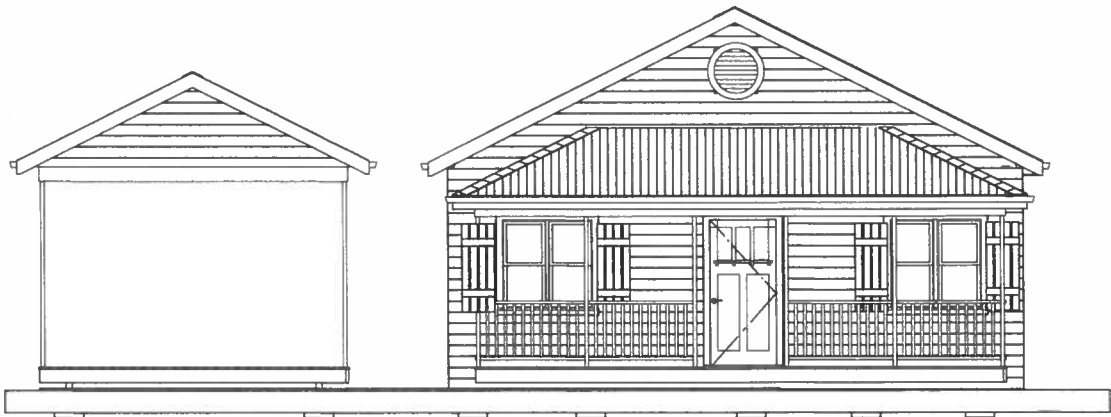
TO BE SAME AS EXISTING.  
SIDING- WOOD  
NOVELTWINDOWS-  
MARVIN WOOD SINGLE HUNG  
SHUTTERS- IPE WOOD  
ROOFING- V-CRIMP



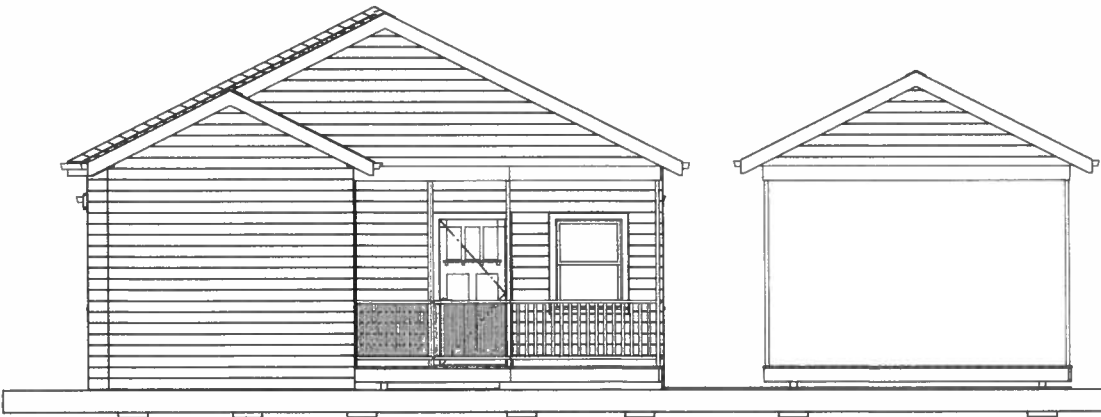
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

**EXISTING ELEVATION**

|     |             |    |      |
|-----|-------------|----|------|
| NO. | DESCRIPTION | BY | DATE |
|     |             |    |      |

|     |             |    |      |
|-----|-------------|----|------|
| NO. | DESCRIPTION | BY | DATE |
|     |             |    |      |

|               |
|---------------|
| SHEET TITLE:  |
| KEENAN 4-25_1 |

|                      |
|----------------------|
| PROJECT DESCRIPTION: |
| KEENAN 4-25_1        |

|                                                        |
|--------------------------------------------------------|
| DRAWINGS PROVIDED BY:                                  |
| MMFC Inc                                               |
| 121 Peary Ct # C<br>Key West, FL 33040<br>305/971-1448 |

|           |
|-----------|
| DATE:     |
| 5/15/2018 |

|        |
|--------|
| SCALE: |
|        |

|        |
|--------|
| SHEET: |
| B-2    |

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY SIDE ADDITION AND  
REMOVAL OF TWO WINDOWS  
AT SIDE OF MAIN HOUSE.  
DEMOLITION OF EXISTING CARPORT.  
FOR #619 THOMAS STREET**

**Applicant – Paul Cox**

**Application #18-03-0023**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Mike Keenan, 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:

619 Thomas St on the  
16 day of May, 2018.

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 5-23-,  
2018.

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 18-03-0023.

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

**Signed Name of Affiant:**

[Signature]

**Date:** 5-16-18

**Address:** 619 Thomas St.

**City:** Key West

**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16 day of  
May, 2018.

By (Print name of Affiant) Mike Keenan who is  
personally known to me or has produced \_\_\_\_\_ as  
identification and who did take an oath.

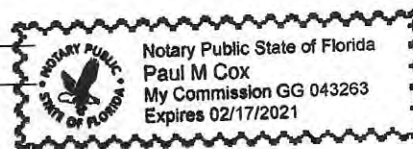
**NOTARY PUBLIC**

Sign Name: [Signature]

Print Name: Paul Cox

Notary Public - State of Florida (seal)

My Commission Expires: 2/17/21



# PROPERTY APPRAISER INFORMATION



# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00013090-000000  
**Account #** 1013480  
**Property ID** 1013480  
**Millage Group** 11KW  
**Location** 619 THOMAS St , KEY WEST  
**Address**  
**Legal** KW PT LOT 4 SQR 63 G8-400 G33-478/79 G50-479/80 OR831-543OR876-1262L/E  
**Description** OR891-1105/08Q/C OR1308-311/13L/E OR1471-1668 D/C OR2078-355/356Q/C  
OR2397-990/992  
(Note: Not to be used on legal documents)  
**Neighborhood** 6021  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

KEENAN MICHAEL E  
 PO Box 6473  
 Key West FL 33041

KEENAN NOLA M  
 PO Box 6473  
 Key West FL 33041

## Valuation

|                            | 2017       | 2016       | 2015       | 2014       |
|----------------------------|------------|------------|------------|------------|
| + Market Improvement Value | \$269,315  | \$130,003  | \$135,004  | \$130,003  |
| + Market Misc Value        | \$15,187   | \$16,067   | \$14,345   | \$13,368   |
| + Market Land Value        | \$510,127  | \$617,246  | \$457,110  | \$412,893  |
| = Just Market Value        | \$794,629  | \$763,316  | \$606,459  | \$556,264  |
| = Total Assessed Value     | \$336,338  | \$329,421  | \$327,131  | \$324,535  |
| - School Exempt Value      | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$311,338  | \$304,421  | \$302,131  | \$299,535  |

## Land

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 4,523.00        | Square Foot | 50       | 90    |

## Buildings

|                                       |                                          |
|---------------------------------------|------------------------------------------|
| <b>Building ID</b> 912                | <b>Exterior Walls</b> ABOVE AVERAGE WOOD |
| <b>Style</b> 1 STORY ELEV FOUNDATION  | <b>Year Built</b> 1901                   |
| <b>Building Type</b> S.F.R. - R1 / R1 | <b>EffectiveYearBuilt</b> 2002           |
| <b>Gross Sq Ft</b> 1422               | <b>Foundation</b> NONE                   |
| <b>Finished Sq Ft</b> 1002            | <b>Roof Type</b> GABLE/HIP               |
| <b>Stories</b> 2 Floor                | <b>Roof Coverage</b> METAL               |
| <b>Condition</b> EXCELLENT            | <b>Flooring Type</b> CONC S/B GRND       |
| <b>Perimeter</b> 136                  | <b>Heating Type</b> NONE with 0% NONE    |
| <b>Functional Obs</b> 0               | <b>Bedrooms</b> 2                        |
| <b>Economic Obs</b> 0                 | <b>Full Bathrooms</b> 2                  |
| <b>Depreciation %</b> 18              | <b>Half Bathrooms</b> 0                  |
| <b>Interior Walls</b> WALL BD/WD WAL  | <b>Grade</b> 500                         |
|                                       | <b>Number of Fire Pl</b> 0               |

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| OPX          | EXC OPEN PORCH | 168          | 0             | 0         |
| DUF          | FIN DET UTILIT | 132          | 0             | 0         |
| FLA          | FLOOR LIV AREA | 1,002        | 1,002         | 0         |
| OPF          | OP PRCH FIN LL | 120          | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,422</b> | <b>1,002</b>  | <b>0</b>  |

## Yard Items

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| FENCES      | 2005       | 2006      | 1        | 846 SF | 2     |
| WOOD DECK   | 2009       | 2010      | 1        | 66 SF  | 2     |
| CARPORT     | 2010       | 2011      | 1        | 220 SF | 5     |
| FENCES      | 2011       | 2012      | 1        | 60 SF  | 2     |
| PATIO       | 2011       | 2012      | 1        | 660 SF | 2     |

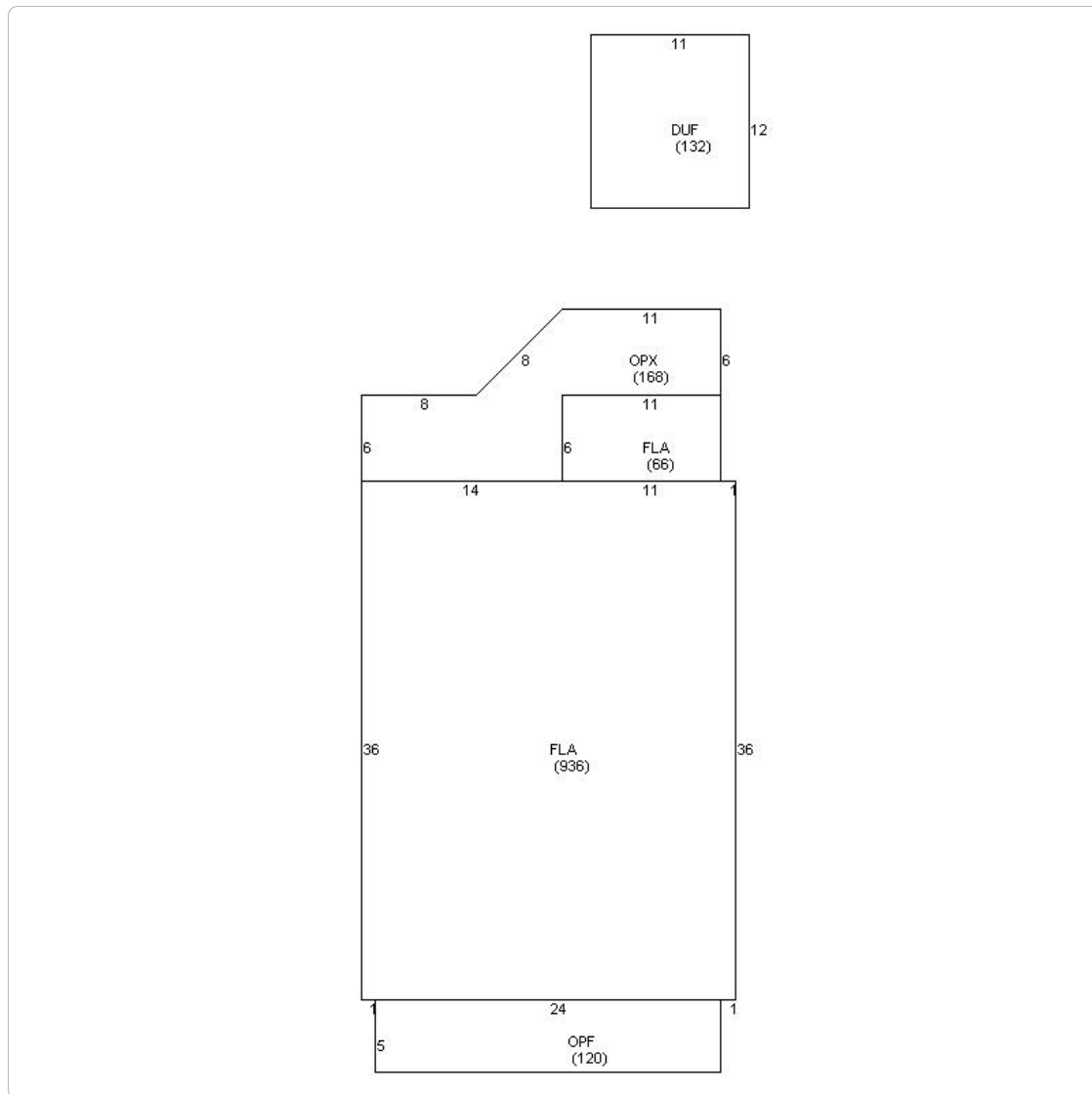
## Sales

| Sale Date | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/22/2009 | \$450,000  | Warranty Deed   |                   | 2397      | 990       | 03 - Qualified     | Improved           |
| 1/21/2005 | \$25,000   | Quit Claim Deed |                   | 2078      | 355       | K - Unqualified    | Improved           |
| 3/1/1983  | \$45       | Warranty Deed   |                   | 876       | 1262      | U - Unqualified    | Improved           |

## Permits

| Number<br>⬆ | Date Issued<br>⬆ | Date Completed<br>⬆ | Amount<br>⬆ | Permit Type<br>⬆ | Notes<br>⬆                                                                                                                                               |
|-------------|------------------|---------------------|-------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10-3638     | 11/10/2010       | 12/22/2010          | \$7,000     |                  | NEW 11X20 CARPORT WITH VCRIMP                                                                                                                            |
| 09-4251     | 12/16/2009       | 12/28/2009          | \$2,000     |                  | PERMIT UPGRADE: CHANGE GRAVEL DRIVEWAY TO CONCRETE 828sf                                                                                                 |
| 09-2223     | 7/24/2009        | 12/28/2009          | \$200       |                  | INSTALL 7 ELECTRICAL OUTLETS IN SHED 130SF                                                                                                               |
| 09-1826     | 6/23/2009        | 12/28/2009          | \$700       |                  | REPLACE METAL SHED WITH A NEW WOOD SHED APPROX 143SF                                                                                                     |
| 09-1728     | 6/10/2009        | 7/12/2011           | \$25,000    |                  | INGROUND RESIDENTIAL POOL 75lf OF COPING 4.5" DEEP                                                                                                       |
| 09-1730     | 6/10/2009        | 12/9/2009           | \$800       |                  | REPAIR FENCE AT FRONT OF PROPERTY 50lf. ADD 20lf OF 6"H FENCE WITH 2 GATES AT BOTH SIDES OF HOUSE. ADD 15lf OF 4'H WOOD PICKET FENCE IN FRONT OF HOUSE   |
| 09-967      | 4/3/2009         | 12/28/2009          | \$10,500    |                  | R & R 12 SQRS VCRIMP ROOF TO MAIN HOUSE & PORCH TO NEW AREA @ REAR. INSTALL VCRIMP TO MATCH EXISTING                                                     |
| 09-934      | 4/1/2009         | 12/28/2009          | \$500       |                  | ADD TV, PHONE & SPEAKERS                                                                                                                                 |
| 09-887      | 3/27/2009        | 12/28/2009          | \$2,385     |                  | INSTALL SECURITY ALARM ON ALL DOORS, WINDOWS & POOL ALARM                                                                                                |
| 09-727      | 3/19/2009        | 12/28/2009          | \$6,500     |                  | INSTALLATION OF ONE 3 TON AC SYSTEM( AIR HANDLER,CONDENSOR, 8 OPENINGS 2 EXHAUST FANS, & DRYER EXHAUST DUCTING                                           |
| 09-726      | 3/13/2009        | 12/28/2009          | \$2,400     |                  | REWIRE EXISTING HOUSE SEE PLANS IN FILE                                                                                                                  |
| 09-728      | 3/11/2009        | 12/28/2009          | \$8,500     |                  | INSTALL NEW PLUMBING:8 NEW FIXTURES, 1 W/H, WATER SVC,AND INSTALL SEWER LINE                                                                             |
| 09-477      | 2/24/2009        | 12/28/2009          | \$75,000    |                  | ADDITION ON REAR. APPROX 167SF (BEDROOM) INSTALL NEW WINDOWS , REPAIR SIDING, 25% OF TOTAL, 70LF FENCE, NEW INTERIOR WALLS NEW SHUTTERS ONE NEW BATHROOM |
| 09-182      | 1/28/2009        | 12/28/2009          | \$2,400     |                  | DEMO INTERIOR WALLS & CEILING TO MAKE READY FOR NEW ELECTRICAL & PLUMBING UP GRADE                                                                       |
| 06-3767     | 6/21/2006        | 2/19/2008           | \$2,100     | Residential      | REPAIR V-CRIMP ROOFING.                                                                                                                                  |
| 06-1733     | 5/4/2006         | 2/19/2008           | \$500       | Residential      | INSTALL METAL SHED 10'x12'                                                                                                                               |
| 06-1738     | 5/2/2006         | 2/19/2008           | \$800       | Residential      | REPLACE 134LF WOOD SIDING & PAINT HOUSE                                                                                                                  |
| 05-4723     | 11/1/2005        | 12/13/2005          | \$300       | Residential      | INSTALL A 6' x141' SHADOW BOX FENCE                                                                                                                      |
| 95-1743     | 5/26/1995        | 12/31/2005          | \$11,000    | Residential      | CARPORT & CHAINLINK FENCE                                                                                                                                |

## Sketches (click to enlarge)



### Photos



## Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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