

Staff Report

9a Renovation of historic structure. Addition of covered porch and pool and addition to the east side of the house. New storage/laundry shed- **#1126 Washington Street - Bender and Associates (H11-01-1146)**

This staff report is for the review of a Certificate of Appropriateness for a request to restore a contributing house, built an attached addition to the east side, built a swimming pool, a porch and a deck on the back. The plans also include new storage and laundry shed and renovations to an existing detached garage to be converted into a workshop and pool house.

The house located on #1126 Washington Street is listed as a contributing resource. Although the exterior walls of the house exhibits a non historic precast concrete veneer the frame structure was built circa 1935. By reviewing the Sanborn maps of 1948 and 1962 it is evident that the house footprint has been altered through time. The 1948 Sanborn map shows an almost square structure and water tank elevated 5' on the east side. The main entrance to the house is on its west side.

The plans include the removal of the non historic concrete veneer in the main house to expose novelty siding. Some windows and doors will be replaced with wood units. Bi fold solid wood shutters will be installed.

A one story addition to the east side of the house is proposed. This addition will be attached to the main house through a foyer. The addition will be rectangular in footprint and will be lower than the main house. Doors and windows units for the new addition will be wood. Metal v crimp will be the roofing cover material for the new gable roof and novelty siding will be used in the exterior walls. A trellis covered walkway will extend to the front yard. Interesting, according to the Sanborn maps, there used to be a water tank in that same site that was elevated approximately 5'.

A new covered porch will be attached on the back of the house. This new porch will be supported by 6 by 6 posts and will have metal v crimp roofing material over the new gable roof. A new deck on the back of the house is proposed as well as a shed for laundry and storage. Both new structures will be lower in height than the main house. A new swimming pool is proposed on the back.

The existing garage will be converted into a pool house and work shop. The garage structure will have new novelty siding to match the historic house. Existing doors will be replaced with new solid wood ones. All exterior walls will be painted white.

Staff has the following comments regarding the proposed plans:

1. The proposed removal of non historic concrete veneer will expose the historic fabric. (Guidelines for building exteriors-Wood page 24)
2. The proposed side addition is lower than the main house. The design proposes a new structure that will have an appropriate mass and scale that will be compatible with the existing house and surrounding buildings. Although the addition will be seen from the street it will be recessed from the main house façade approximately 8 feet and approximately 31 feet from the front property line. (Guidelines 1,2,3,4 and 5, Additions, alterations)
3. The proposed replacement windows and doors will be appropriate replacements for a contributing building, (Guideline 3, Windows pages 29-30)
4. The proposed deck and swimming pool will cover less than 50% of the lot minus the footprint of the existing buildings and will be located on the back of the house. (Guidelines 1,3 and 4, Decks, patios, hot tubs and pools, pages 39-40)
5. The proposed shed for storage and laundry will be lower than the main house and will be located on the side back yard. (Guidelines 1,2 and 4 and first two paragraphs, Outbuildings, pages 40-41)

It is staff's belief that the proposed plans are consistent with the guidelines as well as the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, particularly Standards #9 and 10 (Guidelines page 16-17);

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Application



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

APPLICATION # H-11-01-1146

OWNER'S NAME: JOHN VIRBALL DATE: 8.30.11

OWNER'S ADDRESS: 1126 WASHINGTON ST. PHONE #: _____

APPLICANT'S NAME: BEIDER & ASSOCIATES PHONE #: 305-296-1347

APPLICANT'S ADDRESS: 410 AUGELA ST.

ADDRESS OF CONSTRUCTION: 1126 WASHINGTON ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: DEMOLITION OF NON HISTORIC ADDITIONS. RENOVATION OF HISTORIC STRUCTURE. RENOVATION OF GARAGE. BEDROOM & BATHROOM ADDITION. ADDITION OF POOL. ADDITION OF COVERED PORCH.

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.

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 8.30.11
Applicant's Signature: _____

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

listed as contributing. Built circa 1939 frame vernacular
Ordinance for demolition
Guidelines for additions, alterations & new
construction pages 36-38a.

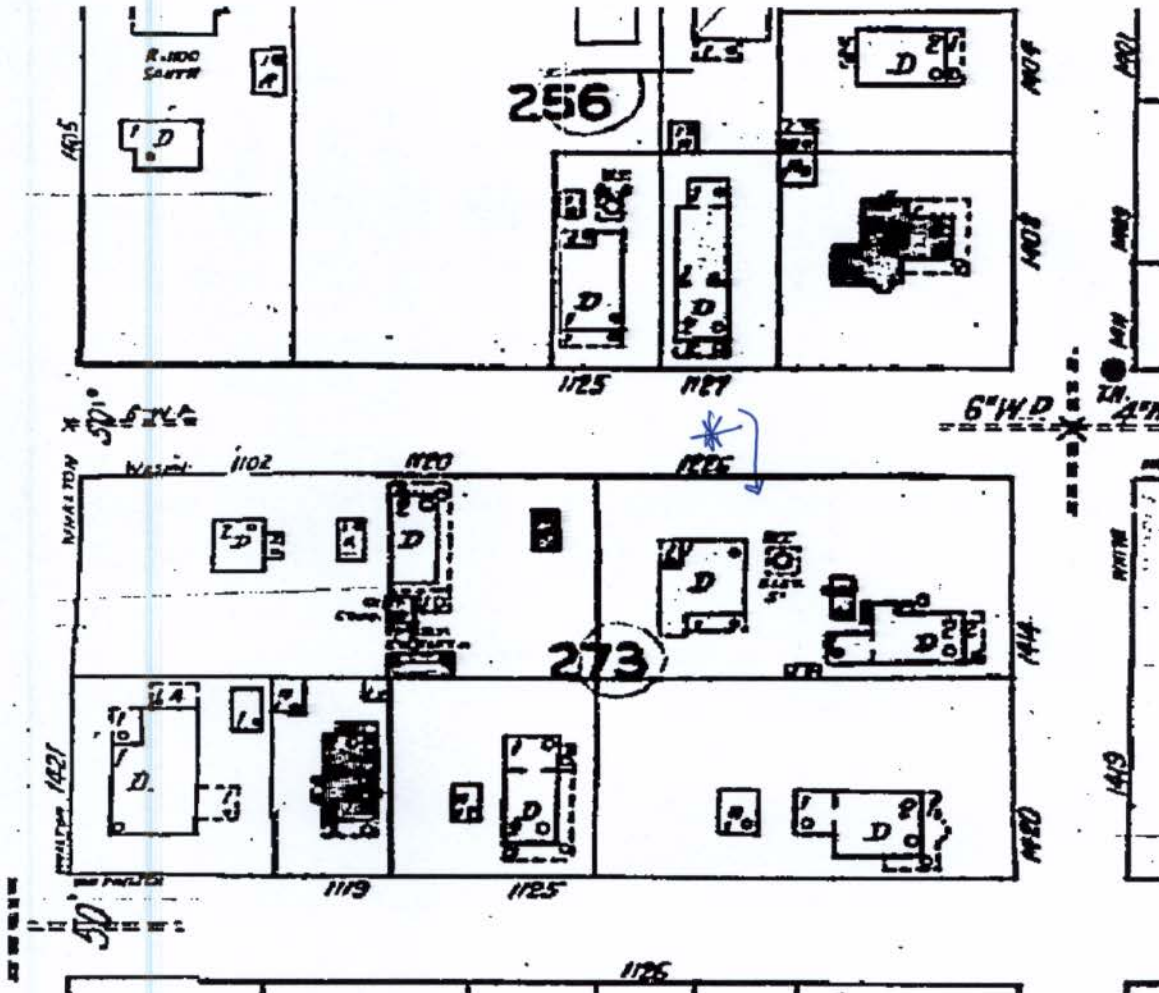
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

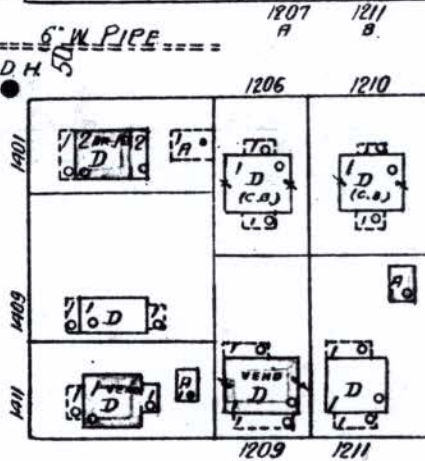
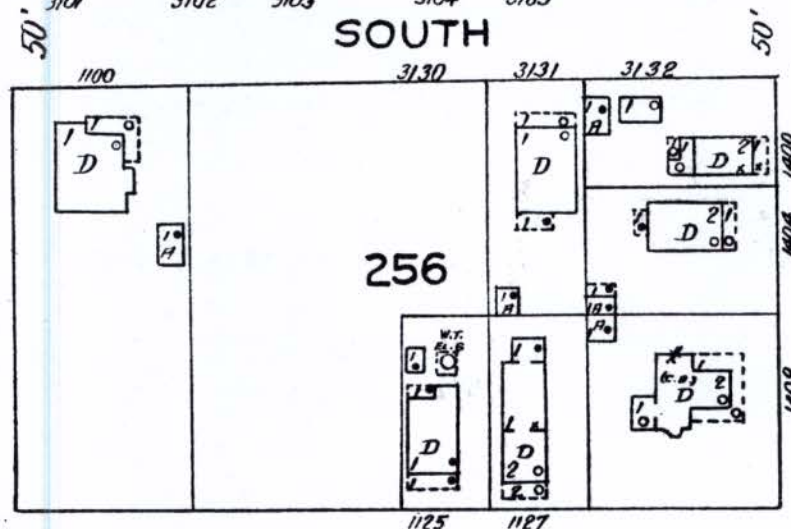
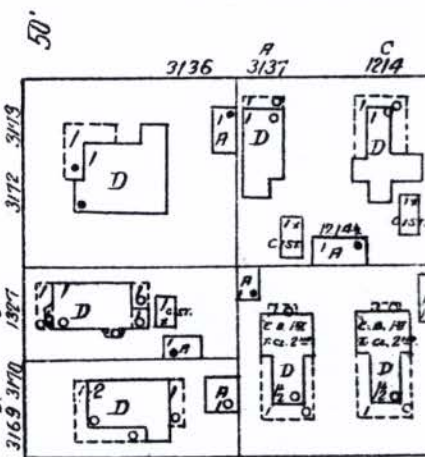
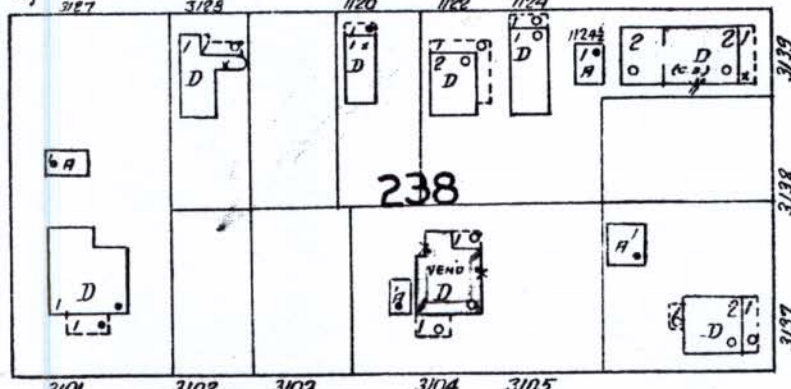
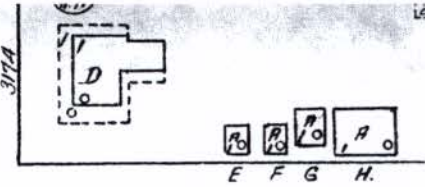
Signature: _____

Historic Architectural
Review Commission

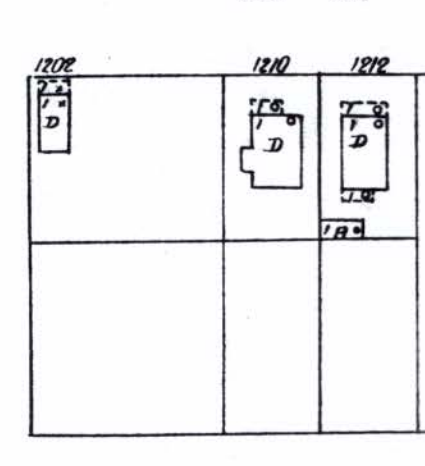
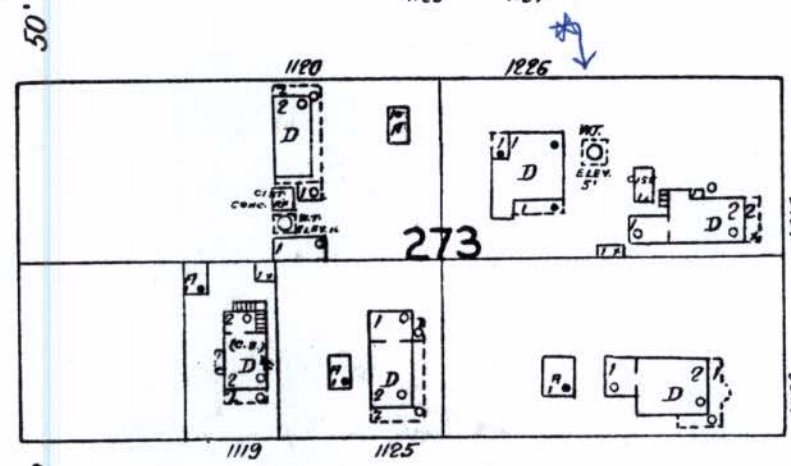
Sanborn Maps



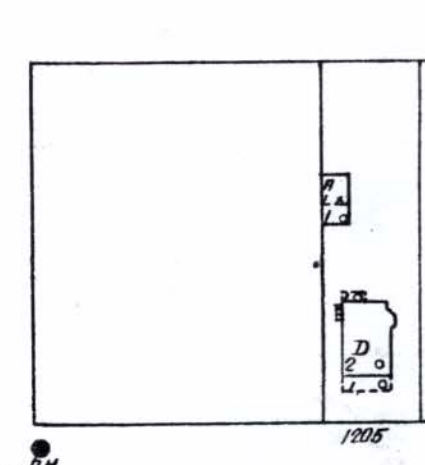
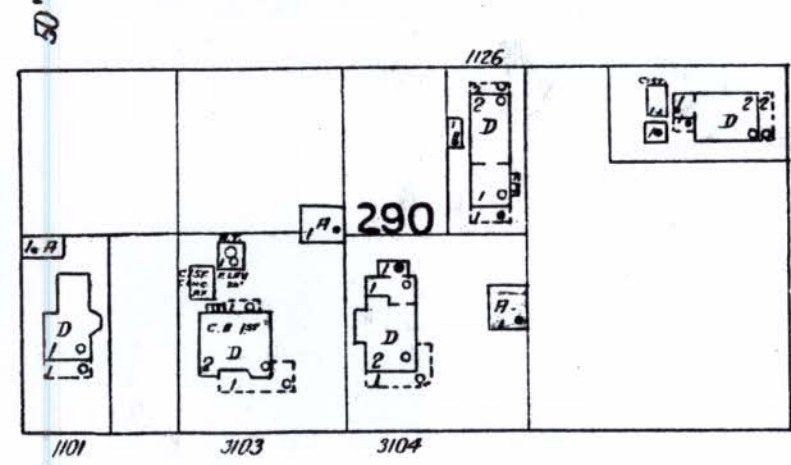
#1126 Washington Street Sanborn map 1948 copy



SANBORN MAP
 1948



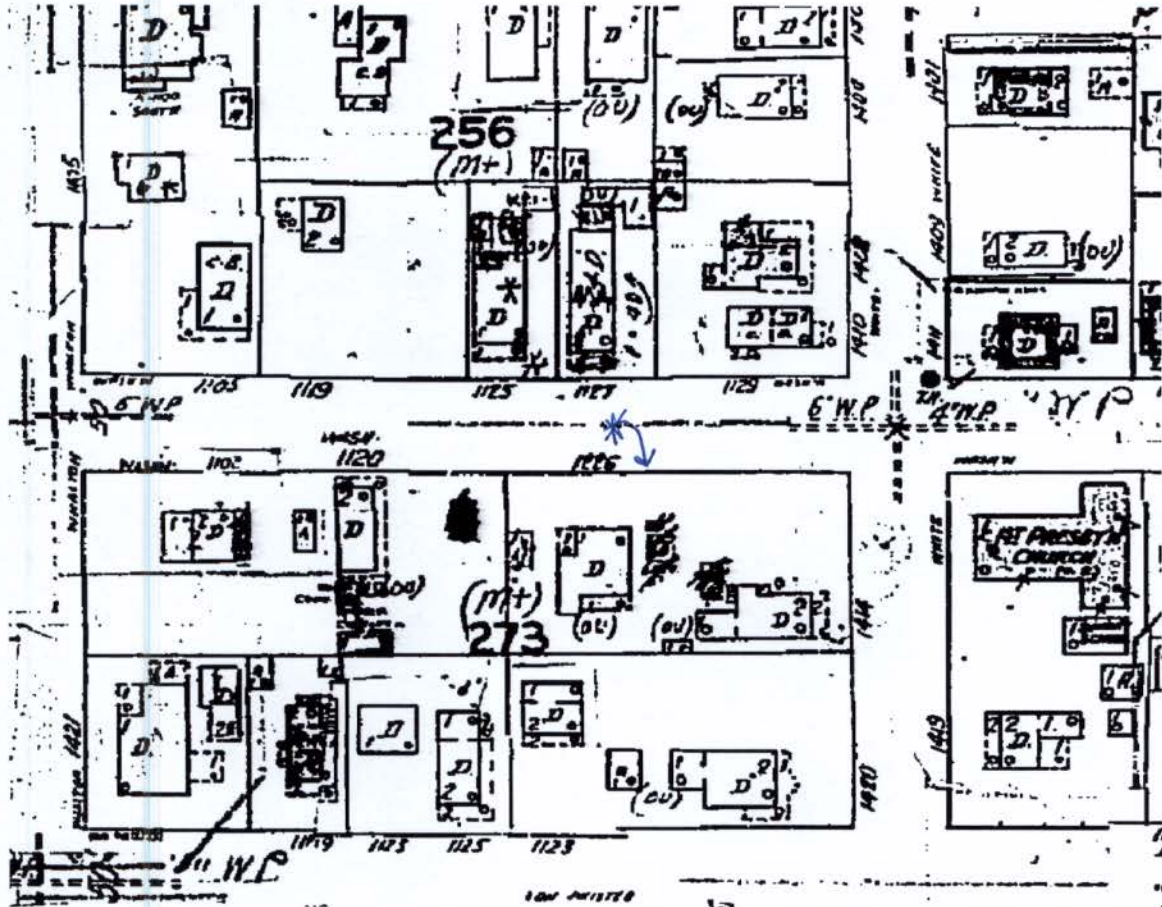
(WHALTON)



34

6" W. PIPE

6" W. PIPE



#1126 Washington Street Sanborn map 1962 copy

Project Photos



Photo taken by the Property Appraiser's office c1965; 1126 Washington St.; Monroe County Library

Photograph looking at North facade of existing building

(remove non historic dormer)



VIRBALL RESIDENCE
1126 WASHINGTON STREET KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33640
Telephone (305) 236-1347
Parade Mall (305) 236-2727
Florida License AC300022

Bender & Associates
ARCHITECTS
P.A.

Project #
Date 08/05/11

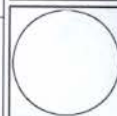
02

Photograph of West facade



(photograph showing historic novelty siding below existing cementitious exterior finish)

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1125 WASHINGTON STREET KEY WEST, FLORIDA



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Project #

Date 02/21

02

View of property from Washington Street looking South West



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Telephone (305) 294-1347
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Project No. _____
Date 08/26/11

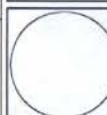
RECEIVED
AUG 26 2011

Photograph looking at East facade of existing building



(remove non-historic deck at east facade)

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Parade Ground (305) 296-2727
Florida Journal ARCH001272

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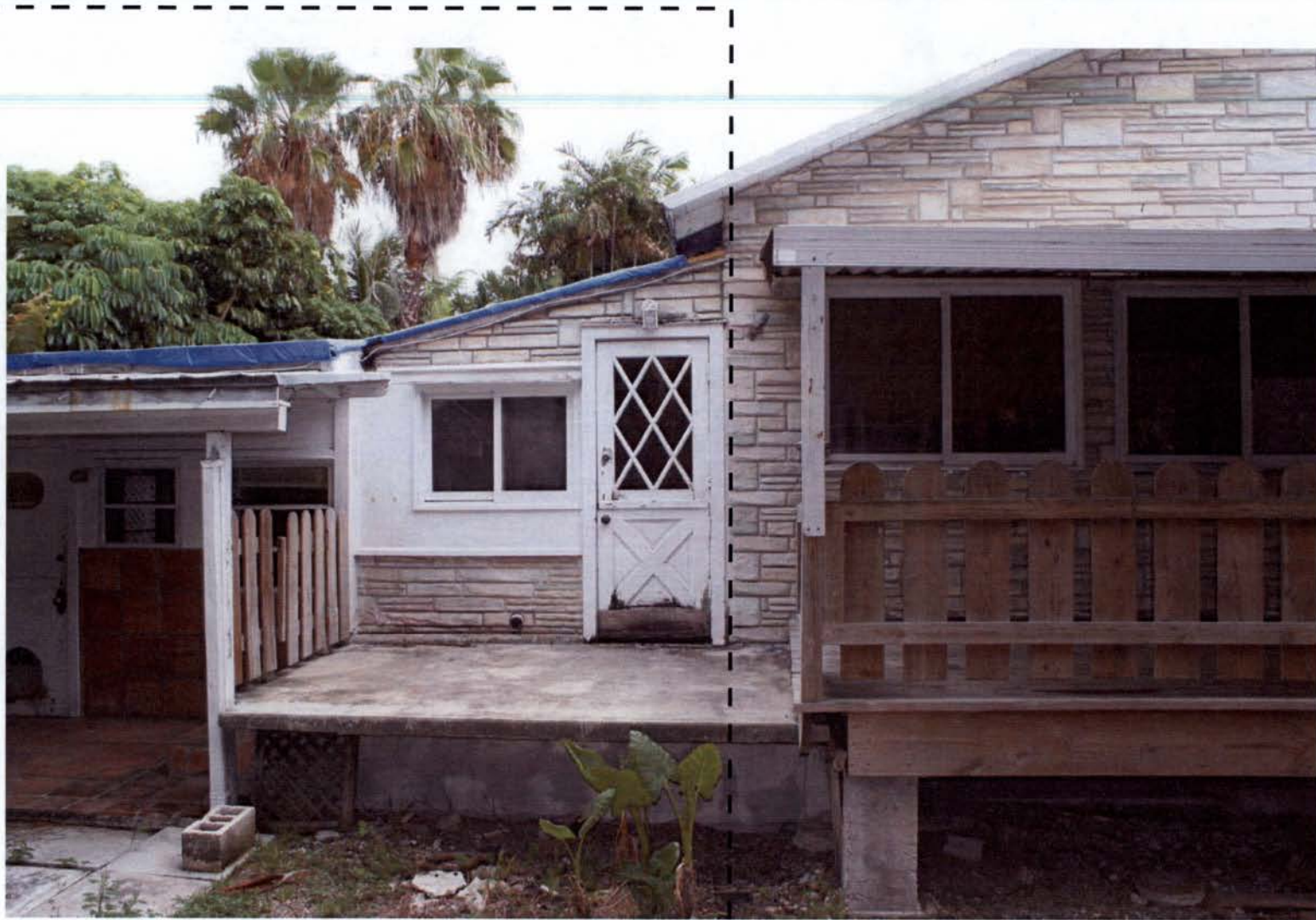
Project #



Date 02/21/11

of

Photograph looking at East facade of existing building



(remove all non historic additions at the South side of the existing historic structure)

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1126 WASHINGTON STREET KEY WEST, FLORIDA

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Florida License ARCH00022

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Project No. 10

Date 02/21/11

of

Photograph looking at West facade of existing building



(remove all non historic additions at the South side of the existing historic structure)

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Fax (305) 291-2147
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P.A.

Project #

Date 8/26/11

Photograph taken inside existing dormer



(photograph showing the use of non "historic" lumber to create dormer and hurrican clips which are non-existent at the rest of the historic roof structure)

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Project #	
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Date	8/25/11
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or

Photographs of the interior of non-historic additions



View looking from interior of historic house to the non historic additions. First addition is 5" below historic floor, the second addition is at grade (approximately 2'-0" below historic home).

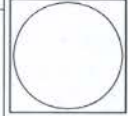


View of interior of non historic addition. The floor is 5" below the historic structure. This is a shed roof which terminates at roughly 6'-0" above the finished floor level.



Sunken tub in non historic addition. Finished floor in this addition is 5" below historic structure.

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Paradise (305) 236-2727
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ARCHITECTS
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Project #	
Date	8/15/0

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Photograph of the interior of non-historic addition



Photograph of Southernmost addition. Finished floor of this addition is approximately 2'-0" below that of the historic structure.

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Project #:

Date: 08/05/11

View of adjacent property to the East of 1126 Washington Street



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Project #

Date: 06/20/11

View of adjacent property to the West of 1126 Washington Street



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Telephone (305) 236-1247
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Page # 10

Date 02/01

of

View of property on the oppsite side of 1126 Washington Street



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1126 WASHINGTON STREET KEY WEST, FLORIDA



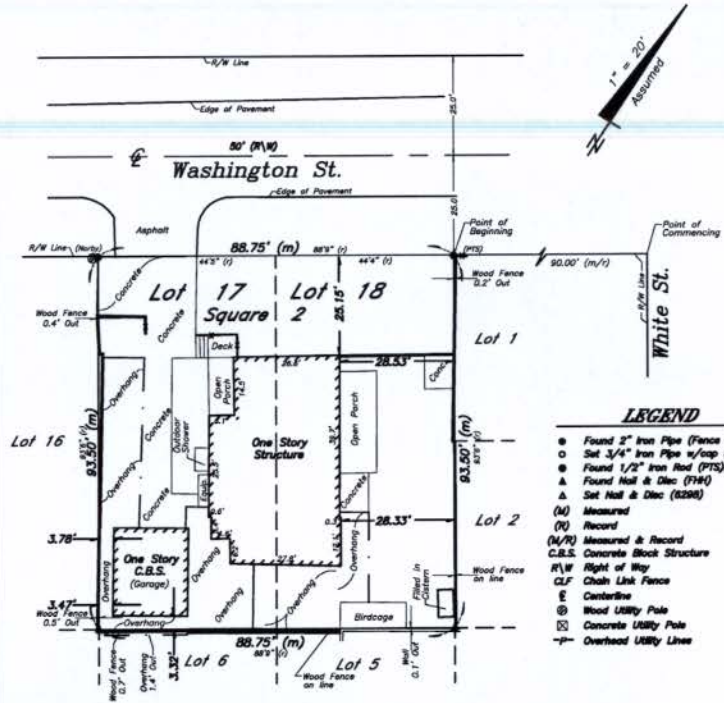
410 Angela Street
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Telephone (305) 236-1347
Fonville (305) 236-2729
Florida License AKC96022

Bender & Associates
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P.C.

Project #
Date 08/25/11

Survey

Boundary Survey Map of Lots 17 and 18, Square 2,
WEBB REALTY COMPANY, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/ cap (B298)
- Found 1/2" Iron Rod (PIS)(Nerty)
- ▲ Found Nail & Disc (F1W)
- ▲ Set Nail & Disc (B298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊗ Wood UBBY Pole
- ⊗ Concrete UBBY Pole
- P- Overhead UBBY Line

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1128 Washington Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, assessments, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: June 9, 2011.
 9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the island of Key West and known as Wm. A. Whitehead's map of said island, delineated in February, A.D., 1828, as a part of the Tract Eighteen (18) but now better known and described as Lots 17 and 18, according to the diagram of part of said Tract made by the Webb Realty Company, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida. COMMENCING at a point on Washington Street distant 90 feet from White Street, and runs thence on Washington Street Southwesterly 88 feet and 9 inches; thence at right angle Southwesterly, 88 feet and 8 inches; thence at right angle Northwesterly, 88 feet and 8 inches; thence at right angle Northwesterly 88 feet and 8 inches, out to the Point of Beginning.

BOUNDARY SURVEY FOR: John A. Virball and Catherine Jean Virball;
Kebane and Associates, P.A.;
Fidelity National Title;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #8298
June 10, 2011

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
P.S. 5000
5430 Duck Ave., Key West, FL 33040
(305) 398-7432 FAX (305) 398-2244

VIRBALL RESIDENCE
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Telephone (305) 298-1941
Facsimile (305) 398-2787
Florida License M7902822

Bender & Associates
ARCHITECTS
P.C.

Project #:

Date: 06/20/11

E

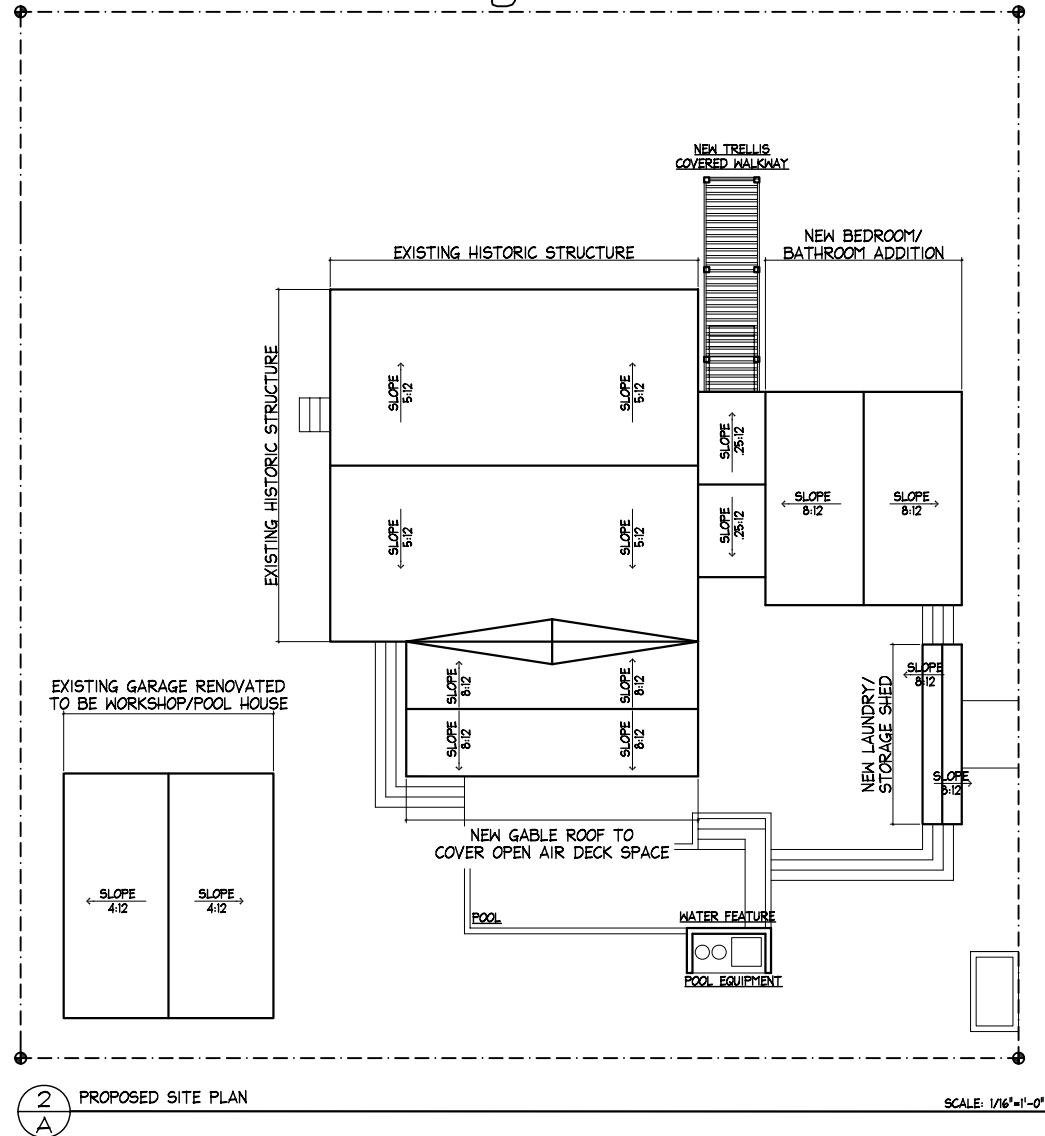
41 OF 4

1 SURVEY

SCALE: MTS

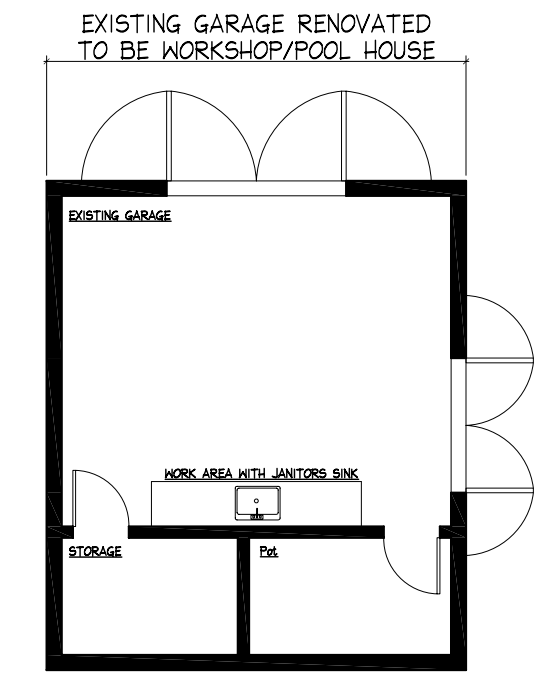
Site Plans

Washington St.



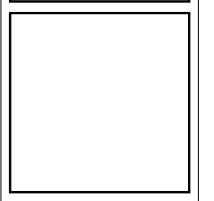
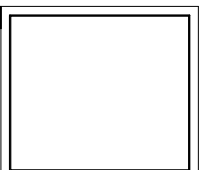
2
A PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

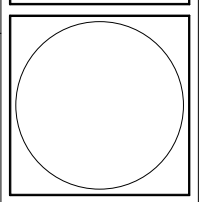


1
A PROPOSED FLOOR PLAN

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



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1126 WASHINGTON STREET KEY WEST, FLORIDA

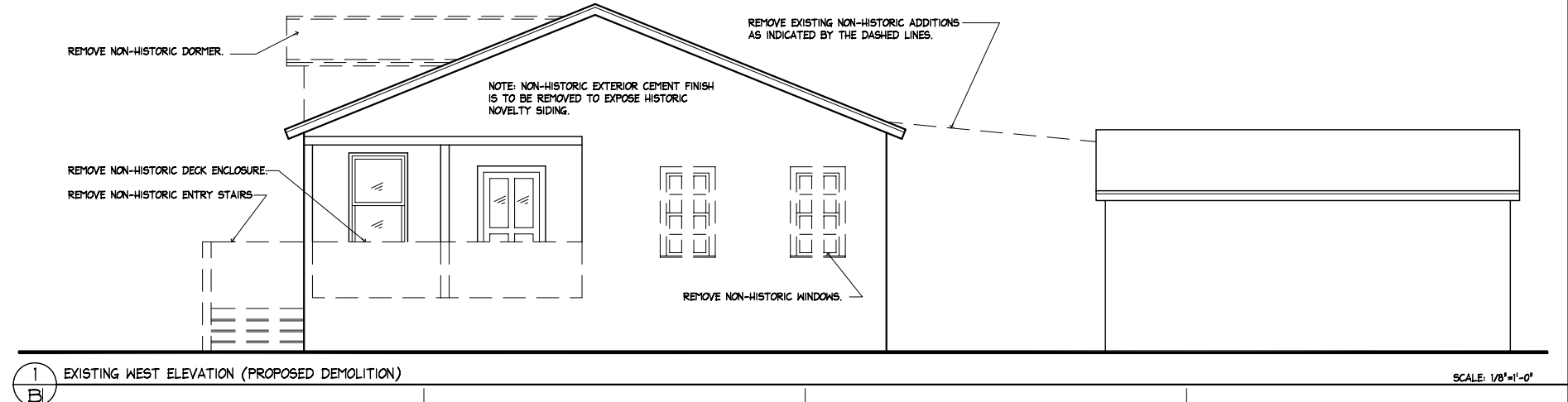
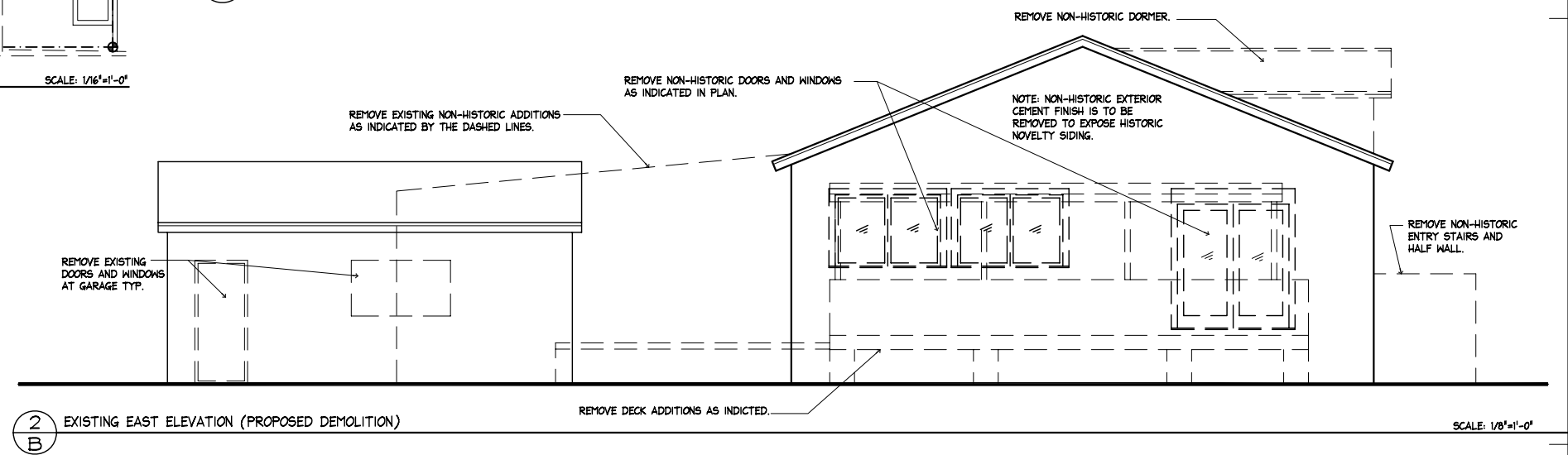
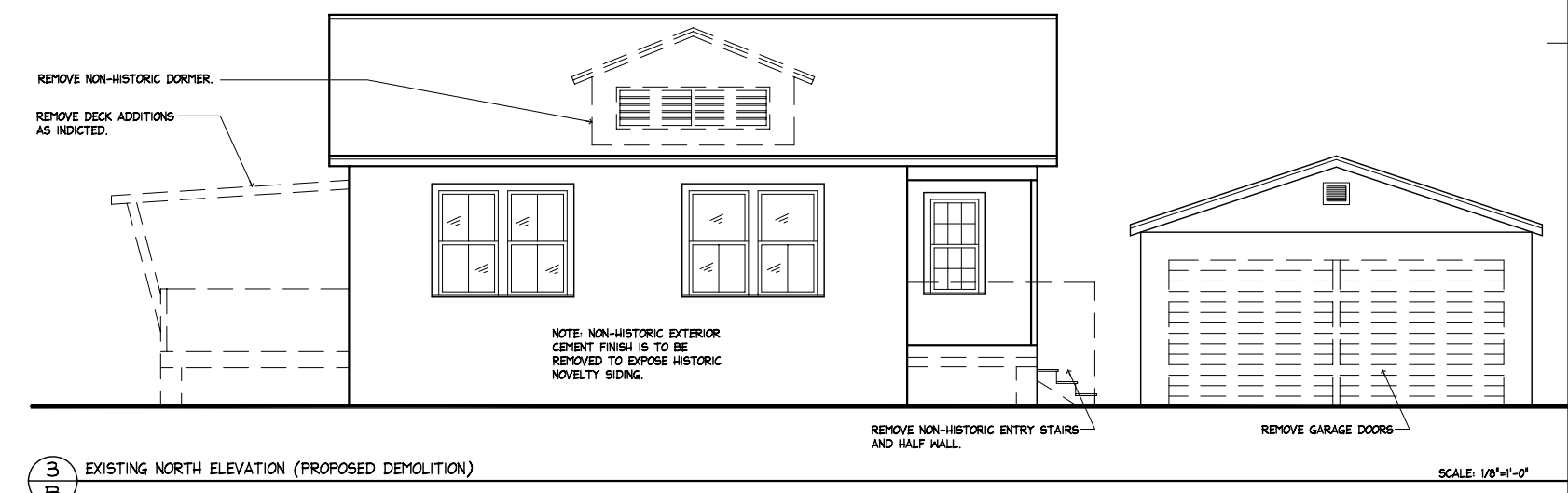
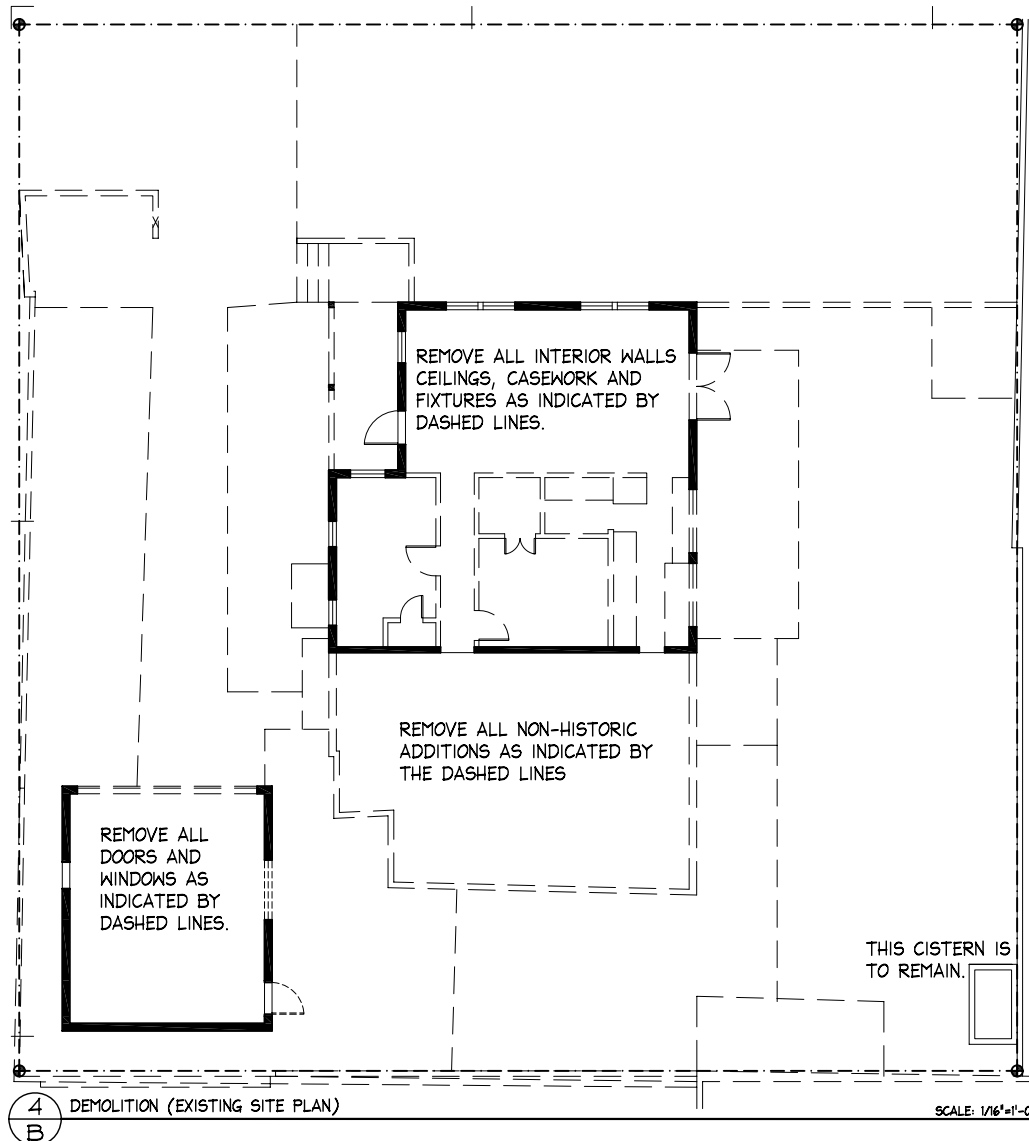


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Bender & Associates
ARCHITECTS
p.c.

Project No: 1110
Date: 08/25/11

A
1 OF 4



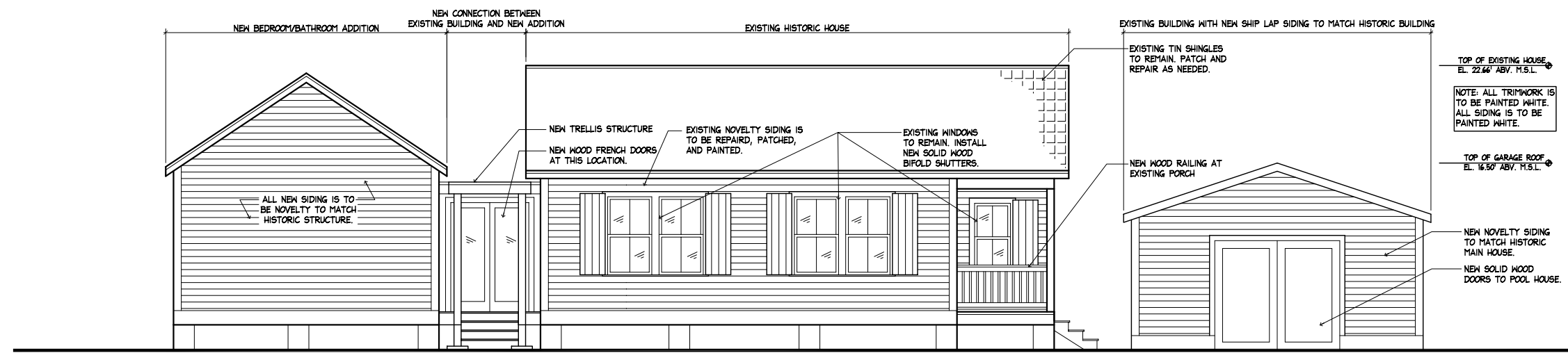
VIRBALL RESIDENCE
1126 WASHINGTON STREET KEY WEST, FLORIDA

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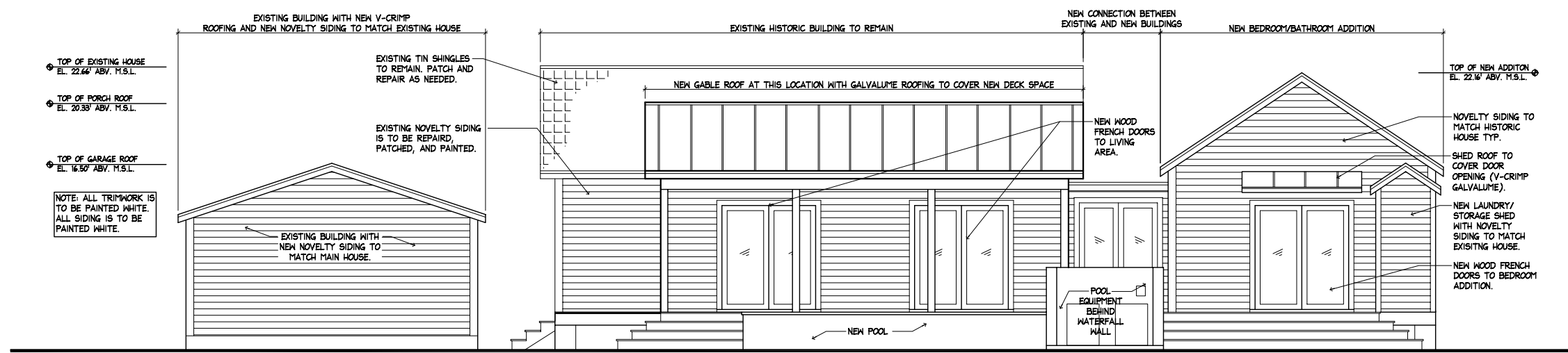
Project No: 1110
Date: 08/25/11

B
2 OF 4



2
C PROPOSED NORTH ELEVATION (STREET SIDE)

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



1
C PROPOSED SOUTH ELEVATION

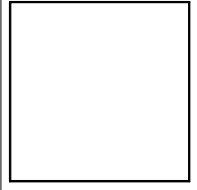
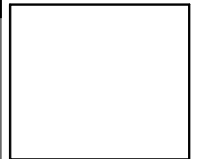
SCALE: 1/8"=1'-0"

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1126 WASHINGTON STREET KEY WEST, FLORIDA

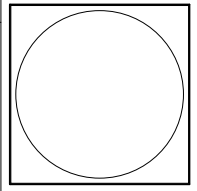
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Project No: 1110
Date: 08/25/11



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1126 WASHINGTON STREET KEY WEST, FLORIDA

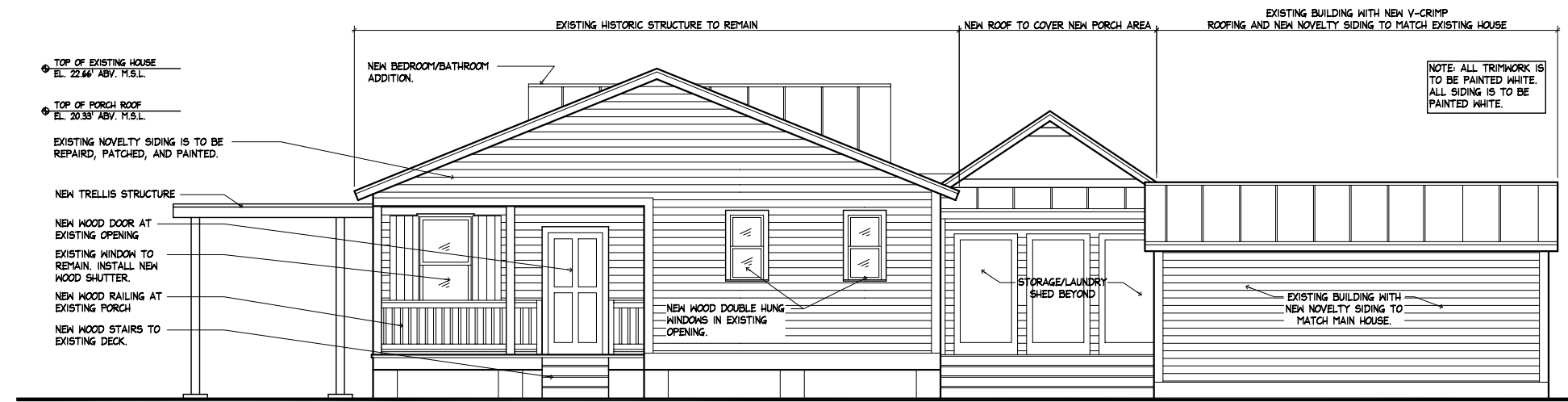


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Bender & Associates
ARCHITECTS
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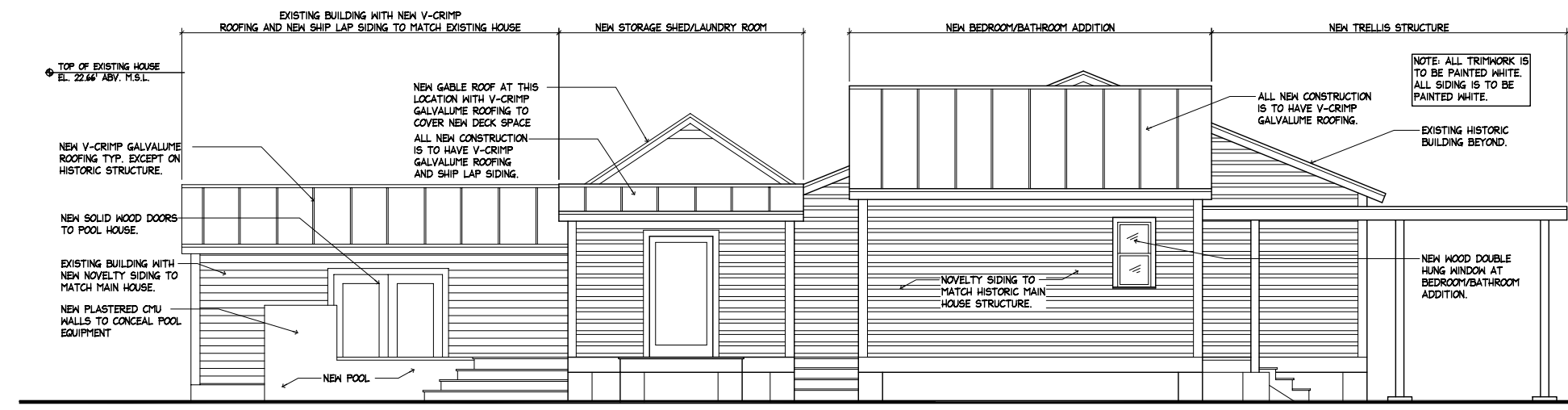
Project No: 1110
Date: 08/25/11

D
4 OF 4



2 PROPOSED WEST ELEVATION (STREET SIDE)

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



1 PROPOSED EAST ELEVATION

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

Our Website is currently experiencing HIGH Traffic Volume due to TRIM notices being mailed out.
(Please be patient with GIS Mapping functionality. It is being upgraded and requires Adobe Flash 10.3 or higher.
A new Export Map widget in the lower left corner has been added.)

Property Record View

Alternate Key: 1039390 Parcel ID: 00038650-000000

Ownership Details

Mailing Address:

VIRBALL CATHERINE JEAN AND JOHN A
1126 WASHINGTON ST
KEY WEST, FL 33040-4850

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1126 WASHINGTON ST KEY WEST
Subdivision: The Webb Realty Co
Legal Description: KW WEBB REALTY CO SUB PB1-42 LT 17 AND 18 SQR 2 TR 18 G32-485/86 OR909-1219 OR1648-1128 OR2511-181/82C/T OR2522-1959/60

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	89	94	8,298.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1529
Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 15
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 168
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 17
 Grnd Floor Area 1,529

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

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

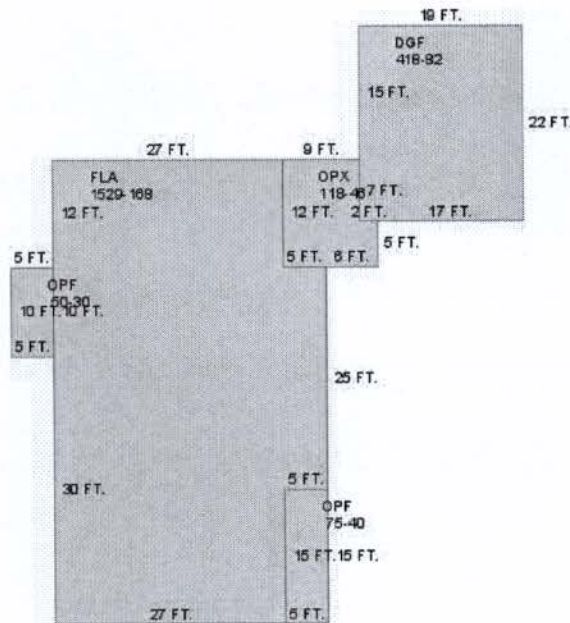
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

Extra Features:

2 Fix Bath 1
 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
1	FLA	3:WD FR STUCCO	1	1993	N	Y	0.00	0.00	1,529
2	OPF		1	1993	N	Y	0.00	0.00	75
3	OPX		1	1993	N	Y	0.00	0.00	118
4	DGF	3:WD FR STUCCO	1	1993	N	Y	0.00	0.00	418
5	OPF		1	1993	N	Y	0.00	0.00	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,610 SF	0	0	1976	1977	2	50
2	FN2:FENCES	1,080 SF	0	0	1983	1984	2	30
3	UB3:LC UTIL BLDG	224 SF	0	0	1983	1984	1	30

Appraiser Notes

LOT 18 (AK 1039403 RE00038660-000000) IS NOW COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES FOR THE 2011 TAX ROLL. (3/16/2011 SCJ)

2003-09-10-"M"SALE 1984 WITH AK1039403 VACENT LOT WMC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-1752	05/15/2003	12/13/2003	8,000		REPLACED SEWER LATERAL

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
2011	150,182	7,067	399,051	556,300	556,300	0	556,300
2010	151,991	7,067	393,373	552,431	552,431	0	552,431
2009	171,000	7,067	533,239	711,306	191,592	25,000	166,592
2008	157,262	7,067	394,440	558,769	191,401	25,000	166,401
2007	213,922	7,067	456,720	677,709	185,826	25,000	160,826
2006	314,543	7,325	373,680	695,548	181,294	25,000	156,294
2005	312,879	7,582	269,880	590,341	176,014	25,000	151,014
2004	194,163	7,840	207,600	409,603	170,887	25,000	145,887
2003	194,368	8,097	106,914	309,379	167,701	25,000	142,701
2002	178,655	8,355	106,914	293,924	163,771	25,000	138,771
2001	152,601	8,756	106,914	268,271	161,192	25,000	136,192
2000	159,425	7,959	77,850	245,234	156,498	25,000	131,498
1999	122,512	7,022	77,850	207,384	152,384	25,000	127,384
1998	104,445	6,246	77,850	188,541	149,985	25,000	124,985
1997	90,331	5,654	69,546	165,532	147,478	25,000	122,478
1996	76,217	4,960	69,546	150,723	143,183	25,000	118,183
1995	69,442	4,691	69,546	143,679	139,691	25,000	114,691
1994	62,103	4,370	69,546	136,019	136,019	25,000	111,019
1993	67,145	1,081	69,546	137,772	137,772	25,000	112,772
1992	67,145	1,127	69,546	137,819	137,819	25,000	112,819

1991	67,145	1,189	69,546	137,880	137,880	25,000	112,880
1990	73,777	1,235	55,014	130,026	130,026	25,000	105,026
1989	67,070	1,165	51,900	120,135	120,135	25,000	95,135
1988	41,369	846	42,558	84,773	84,773	25,000	59,773
1987	40,930	875	28,441	70,246	70,246	25,000	45,246
1986	41,137	904	27,403	69,444	69,444	25,000	44,444
1985	39,618	943	17,868	58,429	58,429	25,000	33,429
1984	24,945	5,001	17,868	47,814	47,814	25,000	22,814
1983	24,945	5,001	17,868	47,814	47,814	25,000	22,814
1982	25,409	5,001	16,792	47,202	47,202	25,000	22,202

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
6/6/2011	2522 / 1959	369,000	WD	12
3/30/2011	2511 / 181	100	CT	12
4/1/1984	909 / 1219	98,000	WD	M

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Monroe County Property Appraiser
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