

Historic Architectural Review Commission

Staff Report Item 8-a

Meeting Date:	January 28, 2014
Applicant:	Peter Pike, Architect
Application Number:	H13-01-948
Address:	#813 Waddell Avenue
Description of Work:	Renovation of single family residence. Addition of a second floor on existing footprint. Replace existing roofs with new pitched ones, New bahama shutters and new entry gazebo. New windows and doors.
Building Facts:	The building is not listed in the 2004 survey. According to the Property Appraiser's records the one story cbs house was built in 1954, therefore the house is historic because is more than 50 years old. The 1962 Sanborn map depicts in the lot a one story concrete block dwelling. By looking at the 1962 Sanborn map, the ca. 1965 photo and the Property Appraiser's records it is staff's opinion that the house was altered by enlarging it towards its south west corner. The ranch house has flat roofs, an exterior chimney and pronounced horizontal eaves. Across the house there is a parking lot and the main façade faces south.
Guidelines Cited in Review:	<p>Shutters (pages 30-31), specifically guideline 6.</p> <p>Entrances, porches and doors (pages 32-33), specifically guideline 8.</p> <p>Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 1 through 8 of page 37.</p>

Staff Analysis

On July 23, 2013 the Commission reviewed a Certificate of Appropriateness where the applicant was proposing, among other changes, new pitched roofs extending to a maximum 21'-0" over an existing house that its maximum height does not exceed 10'-5". The applicant has revised the application and is now including a second floor addition over the southwest part of the house. The roof of the rest of the house will also be changed in configuration. The main façade will have a new entryway that will be attached a central volume that will read as a two story with an upper clerestory. The east side of the house will read as a one story volume covered with a shed roof. All facades will be stucco, as the existing house exhibits today.

The new proposed height will extend up to 21'-0" on its highest point. The second floor addition will have a front and side porch with stainless steel metal railings. The front façade will have attached planters. All roofs will be covered with metal v-crimp.

Consistency with Guidelines

1. The proposed additions will change the character of the ranch house. The house will read as a contemporary structure. Although the building is not listed as contributing, it is historic, and by its own, it represents an architectural period and style.
2. The new mass and scale of the house, although completely different from the existing house, will be more in keeping with the existing urban context.
3. The house reads as a ranch house, which has become a very small structure while seen it on its actual context.

It is staff's opinion that the proposed plans are consistent with many of the Historic Architectural Guidelines. The house at this point in time is recognizable as a physical record of its time and place, but the house is not listed as a contributing resource. The new additions and alterations will create a complete new and contemporary house that will have massing and scale that will be in keeping with the surrounding structures.

Application



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

APPLICATION # **H-13-01-948**

OWNER'S NAME: **Derek Shepanzyk** DATE: **1/3/14**

OWNER'S ADDRESS: **1014 Johnson Street, Key West** PHONE #:

APPLICANT'S NAME: **Pike Architects, Inc.** PHONE #: **305-296-1692**

APPLICANT'S ADDRESS: **471 US Highway 1, Suite 101, Key West**

ADDRESS OF CONSTRUCTION: **813 Waddell Street, Key West** # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Renovation to existing Single Family Home / ADDITIONAL 2ND FLOOR OVER EXISTING FOOTPRINT. NEW WINDOWS AND DOORS (METAL)

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 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.

Date: **1/3/14**

Applicant's Signature: **[Signature]**

Required Submittals

<input 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 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 COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

7/23/13 - returned with consent of applicant design +
demolition permit

HARC Comments:

House is not listed in 2004 Survey. Ranch style one
story built 1954.

Ordinance for Demolition

Guidelines for roofs, shutters, entrances, additions/alterations
Secretary of the Interior's Standards.

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

Date: 7/23/13

Signature:

Rudy M. [Signature]

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 31, 2013

Arch. Peter Pike
#471 US Highway
Suite 101
Key West, Florida 33040

**RE: RENOVATION OF SINGLE FAMILY RESIDENCE. NEW PITCHED
ROOFS OVER EXISTING. NEW BAHAMA SHUTTERS AND NEW ANTRY
GAZZEBO. DEMOLITION OF EXISTING FLAT ROOFS.
FOR: #813 WADDELL AVENUE HARC APPLICATION # H13-01-948
KEY WEST HISTORIC DISTRICT**

Dear Architect Pike:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public meeting held on Tuesday, July 23, 2013. The Commission motioned to postpone the review of the proposed project and requested revisions to the plans based on their discussion. You agreed to postpone the project.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

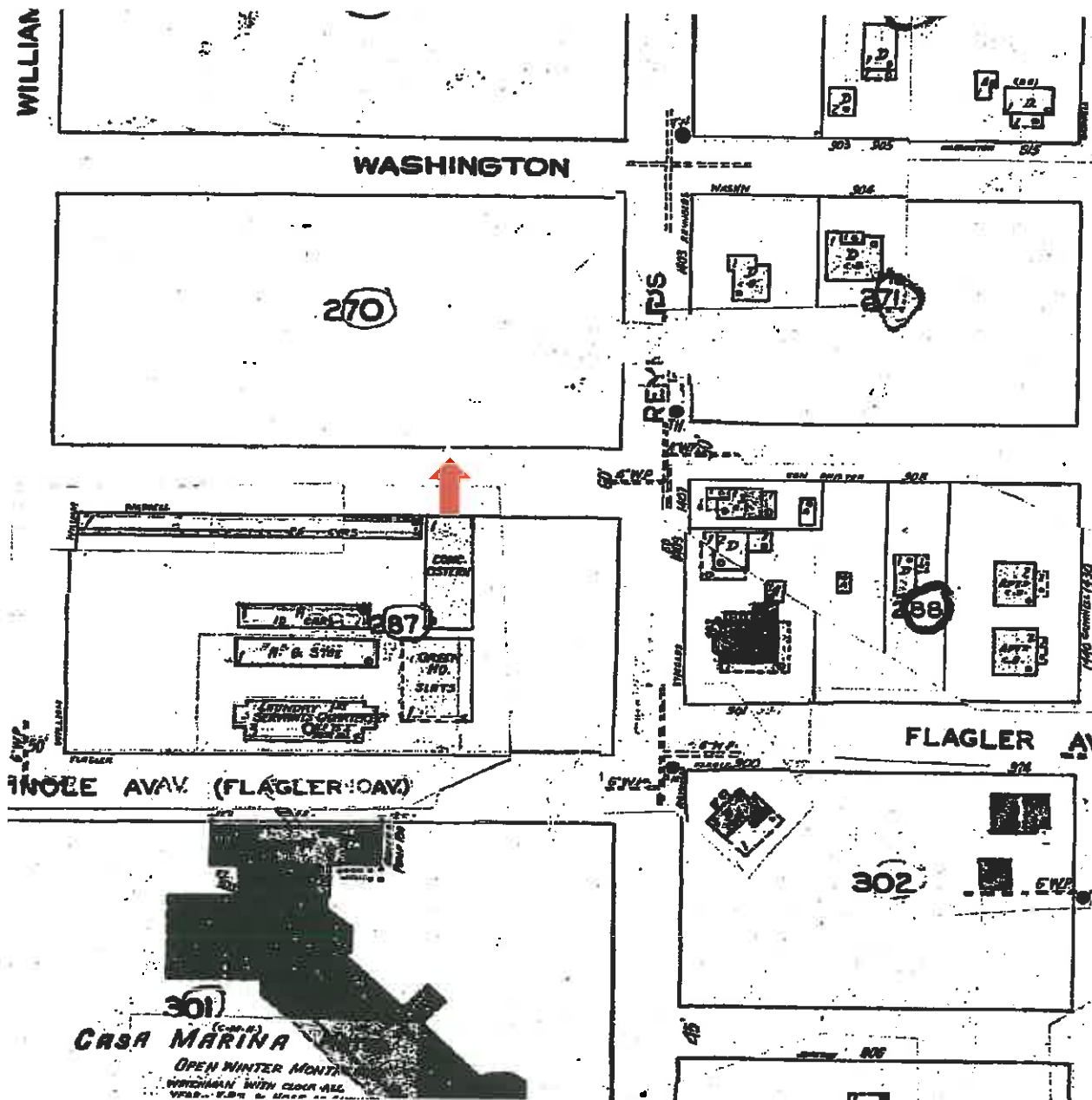
A handwritten signature in black ink, appearing to read "Enid", with a long, sweeping horizontal line extending to the right.

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

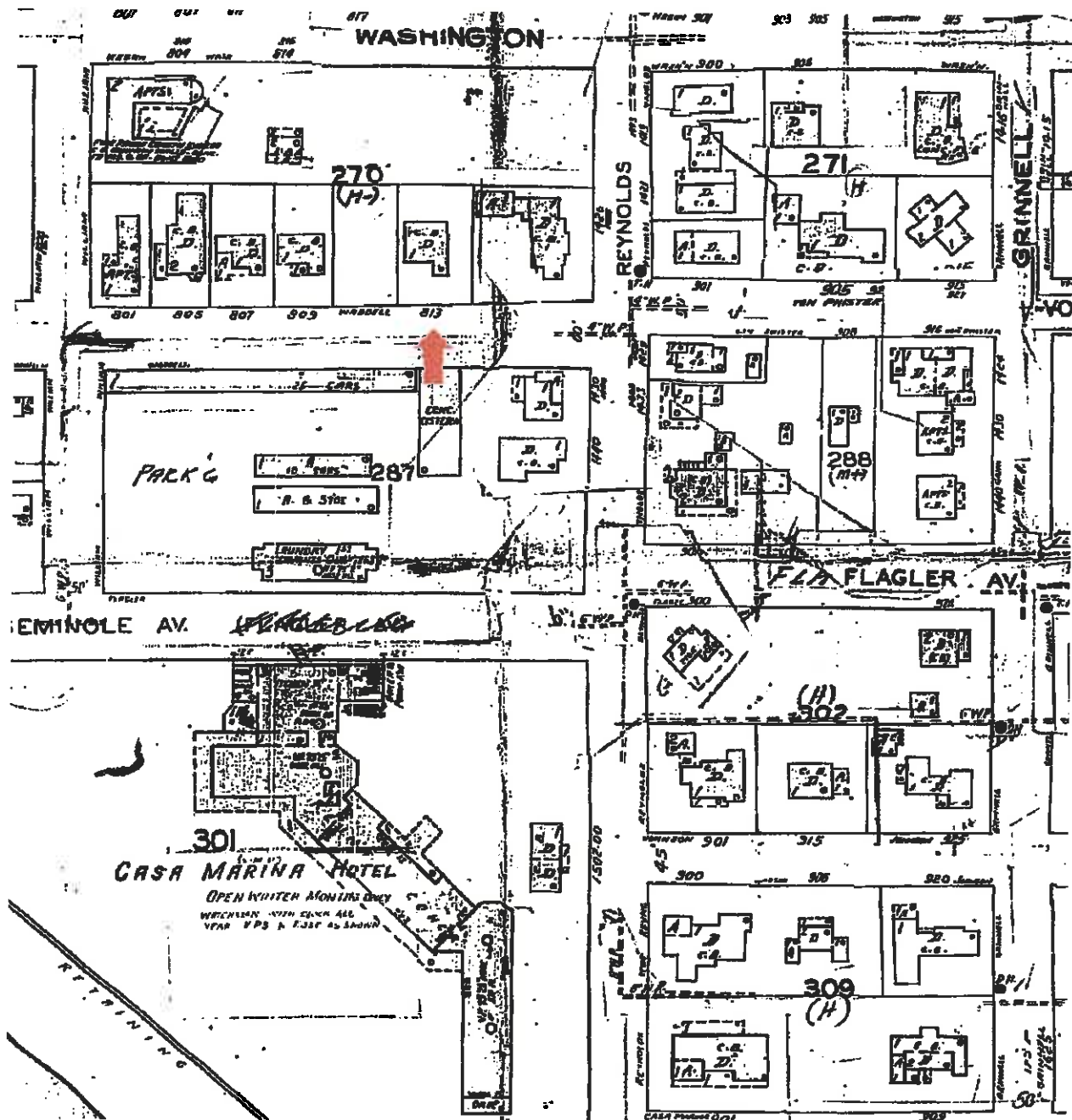
305.809.3973

etorregr@keywestcity.com

Sanborn Maps



#813 Waddell Avenue Sanborn map 1948



#813 Waddell Avenue Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 813 Waddell Ave.; Monroe County Library





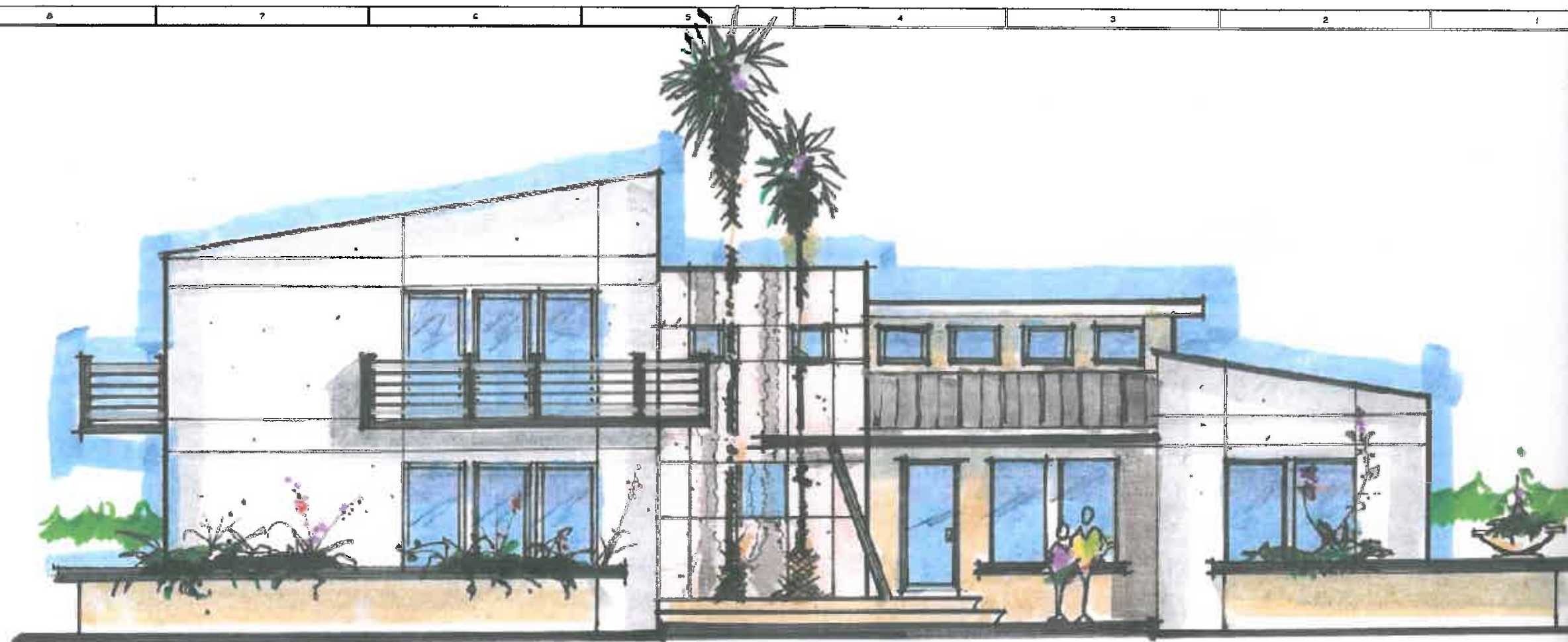








Revised Plans



FRONT ELEVATION SCALE 1/4"

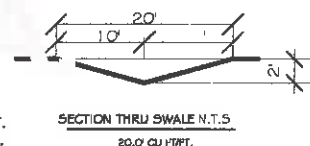
813 WADDELL AVE.
KEY WEST, FLA.

NEW CONST. SWALE CALCULATIONS

LOT SIZE.....7500 SQ. FT.
IMPERVIOUS AREA.....2666 SQ. FT. (EXIST. BUILDING COVERAGE)
% IMPERVIOUS.....36% (EXIST. IMPERVIOUS)

NEW DISTURBED AREA IMPER '15
ROOF 500
STAIRS N.A.
HARD SCES N.
TOTAL500 FT.

CUBIC FT REQUIRED 500 X 2.5/12 = 105 CU FT.
CUBIC FT SUPPLIED.....120 CU FT.
(6' X 20' SWALE)



SITE NOTES

LEGAL DESCRIPTION:

LOT 15, BLOCK 11, OF TRACT 17, ACCORDING TO
THE KEY WEST INVESTMENT COMPANY'S SUBDIVISION,
RECORDED IN PLAT BOOK 1, PAGE 69, MONROE
COUNTY, FLORIDA RECORDS.

INDEX OF DRAWINGS

A-1 EXIST. & PROP. SITE PLAN / DATA
A-2 PROP. / EXIST. ELEVATIONS
A-3 PROP. / EXIST. ELEVATIONS
A-4 EXIST. ELE'S.
A-5 SCHEMATIC F.P.'S

SEAL - ARCHITECT

DESIGN NOTES:

THIS STRUCTURE
DESIGNED TO MEET
180 MPH. WIND
LOADING A.S.C.E.
07-10 REQUIREMENTS
FLOOR LIVE LOAD
40 LBS/SQ. FT

REVISIONS	DATE



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:

813 WADDELL AVE.
KEY WEST, FL 33040

DRAWING TITLE:

EXISTING & PROPOSED
SITE PLAN / DATA

PROJECT NUMBER:
13.02
DRAWN: KSM
CHECKED: PMP
DATE: 12-12-13

SHEET #

A-1

HARC SUBMITTAL

PETER M. PIKE
FLA. REGISTRATION # ARO015198

SITE DATA HMDR				
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR		HMDR	
SITE AREA	10,500 SQ. FT.	4,000 SQ. FT.	EXIST. TO REMAIN	EXIST. TO REMAIN
BUILDING COV.	24.7% (2,597)	40% (4,200)		
IMPERV. RATIO	24.7% (2,597)	60% (6,300 SF)		
MIN. WIDTH	105'	40'		
MIN. DEPTH	100'	90'		
F.A.R.	N.A.	N.A.		
INFORMATION BELOW IS SPECIFIC TO SUBJECT STRUCTURE(S) ONLY.				
SETBACKS	EXISTING (SUBJECT STRUCT.)	REQ. PER LDR	NEW CONST.	
FRONT	20'-10"	10'	EXIST. TO REMAIN	
REAR	31'-4"	15'		
SIDE	8'-9"	5'		
SIDE	38'-1"	5'		
BUILDING HT.	10'	30'	21'-0"	
PARKING	NONE	NONE		
FLOOD INSURANCE RATE MAP ZONE: ZONE "X"				

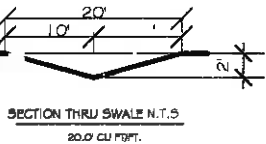
PROJECT APPROVALS:

ITEM	DATE	APPROVAL # MEETING HELD
H.A.R.C.		
BOARD OF ADJUSTMENT		
DEV. REVIEW COMMITTEE		
CITY OF KEY WEST DEV. AGREEMENT		
KEY WEST BUILDING DEPARTMENT		

813 WADDELL AVE.
KEY WEST, FLA.

NEW CONST. SWALE CALCULATIONS

LOT SIZE.....	7500 SQ. FT.
IMPERVIOUS AREA.....	2666 SQ. FT. (EXIST. BUILDING COVERAGE)
% IMPERVIOUS.....	36% (EXIST. IMPERVIOUS)
NEW DISTURBED AREA	IMPERV. IS
ROOF	500
STAIRS	N.A.
HARD SURFACES	N.
TOTAL	500 SQ. FT.
CUBIC FT. REQUIRED 500 X 2.5/12 =	105 CU. FT.
CUBIC FT. SUPPLIED.....	120 CU. FT. (6' X 20' SWALE)



SITE NOTES

LEGAL DESCRIPTION:
LOT 15, BLOCK 11, OF TRACT 17, ACCORDING TO THE KEY WEST INVESTMENT COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 69, MONROE COUNTY, FLORIDA RECORDS.

INDEX OF DRAWINGS

A-1 EXIST. & PROP. SITE PLAN / DATA	A-4 EXIST. ELEV'S.
A-2 PROP. / EXIST. ELEVATIONS	A-5 SCHEMATIC F.P.'S
A-3 PROP. / EXIST. ELEVATIONS	

SEAL - ARCHITECT

DESIGN NOTES:

THIS STRUCTURE
DESIGNED TO MEET
180 MPH. WIND
LOADING A.S.C.E.
07-10 REQUIREMENTS
FLOOR LIVE LOAD
40 LBS/SQ. FT.

REVISIONS	DATE



471 US HIGHWAY 1
SUITE 101
KEY WEST, FLORIDA
33040

PROJECT:
813 WADDELL AVE.
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING & PROPOSED
SITE PLAN / DATA

PROJECT NUMBER:	13.02
DRAWN:	KSM
CHECKED:	PMP
DATE:	12-12-13

SHEET #
A-1

NOTE:
SETBACKS PER HMDR
SECTION 122-600

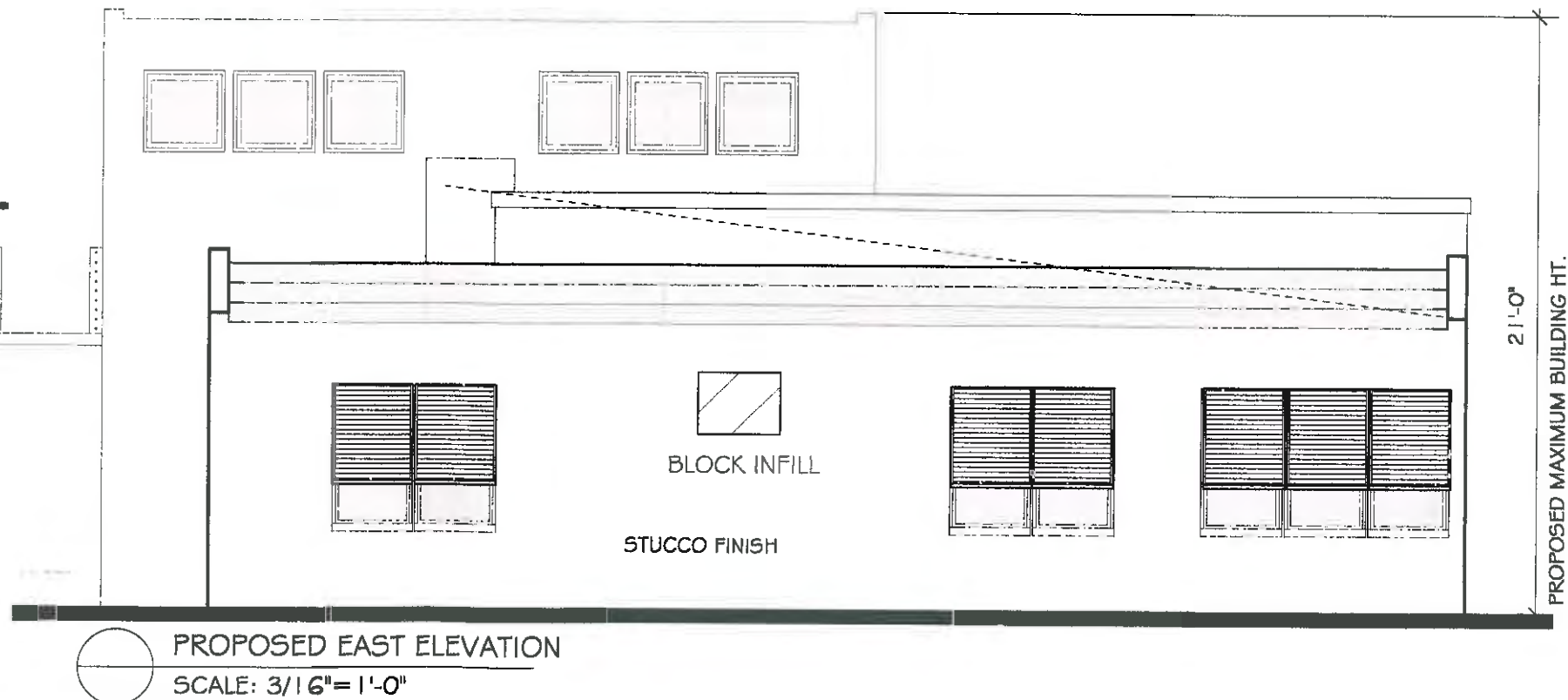
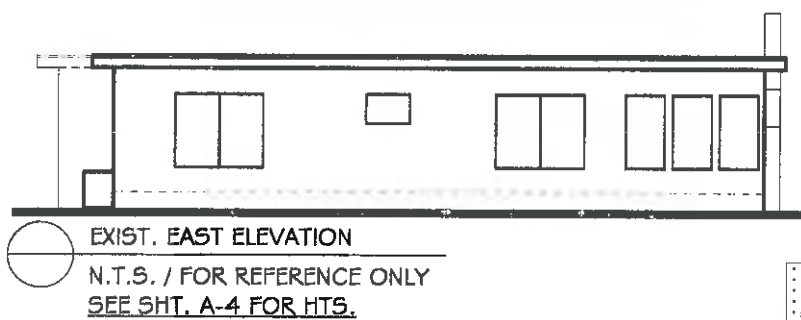
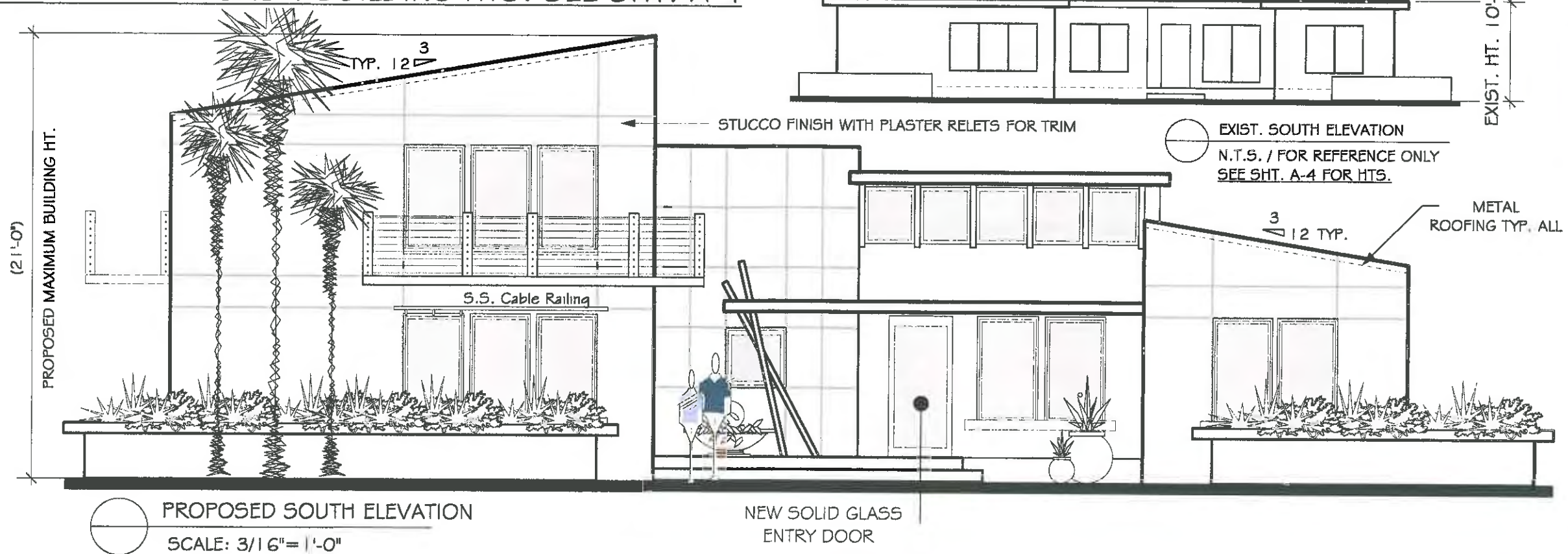
SCOPE OF WORK

1. CONSTRUCT NEW 2ND
STORY ADDITION TO
EXISTING HOUSE - RENOVATE
EXISTING HOME

1 SITE PLAN
A-1 Scale: 1" = 20 ft

SITE PLAN BASED ON SURVEY
PERFORMED BY:
J. LYNN O'FLYNN, INC.
FLORIDA REG. #6298
DATED: JANUARY 8, 2013.

FOR EXISTING ELEVATIONS & BUILDING HTS. SEE SHT. A-4



REVISIONS	DATE



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
813 WADDELL AVE.
KEY WEST, FL 33040

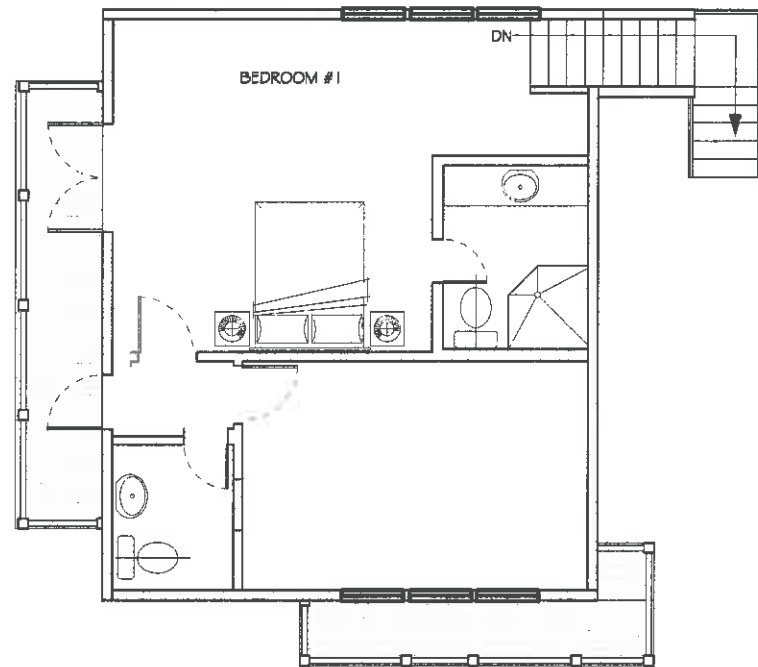
DRAWING TITLE:
**PROPOSED
ELEVATIONS**

PROJECT NUMBER:
13.02
DRAWN: KSM
CHECKED: PMP
DATE: 12-12-13

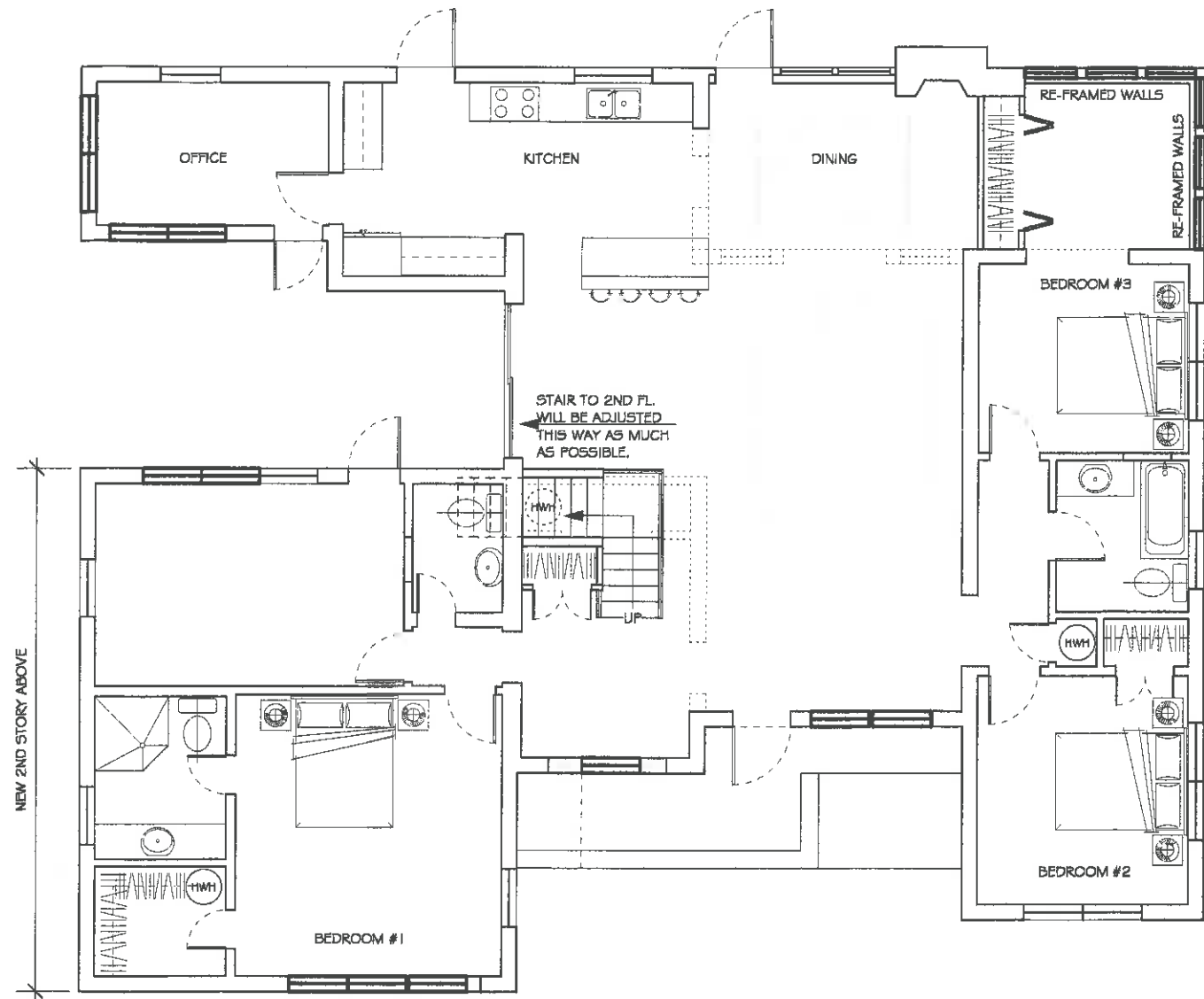
SHEET #
A-2

HARC SUBMITTAL

PETER M. PIKE
FLA. REGISTRATION # AROO15198



2 SCHEMATIC 2ND FL. PLAN
A-5 Scale: 1/8" = 1'-0"



1 SCHEMATIC 1ST FL. PLAN
A-5 Scale: 1/8" = 1'-0"

REVISIONS:	DATE



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

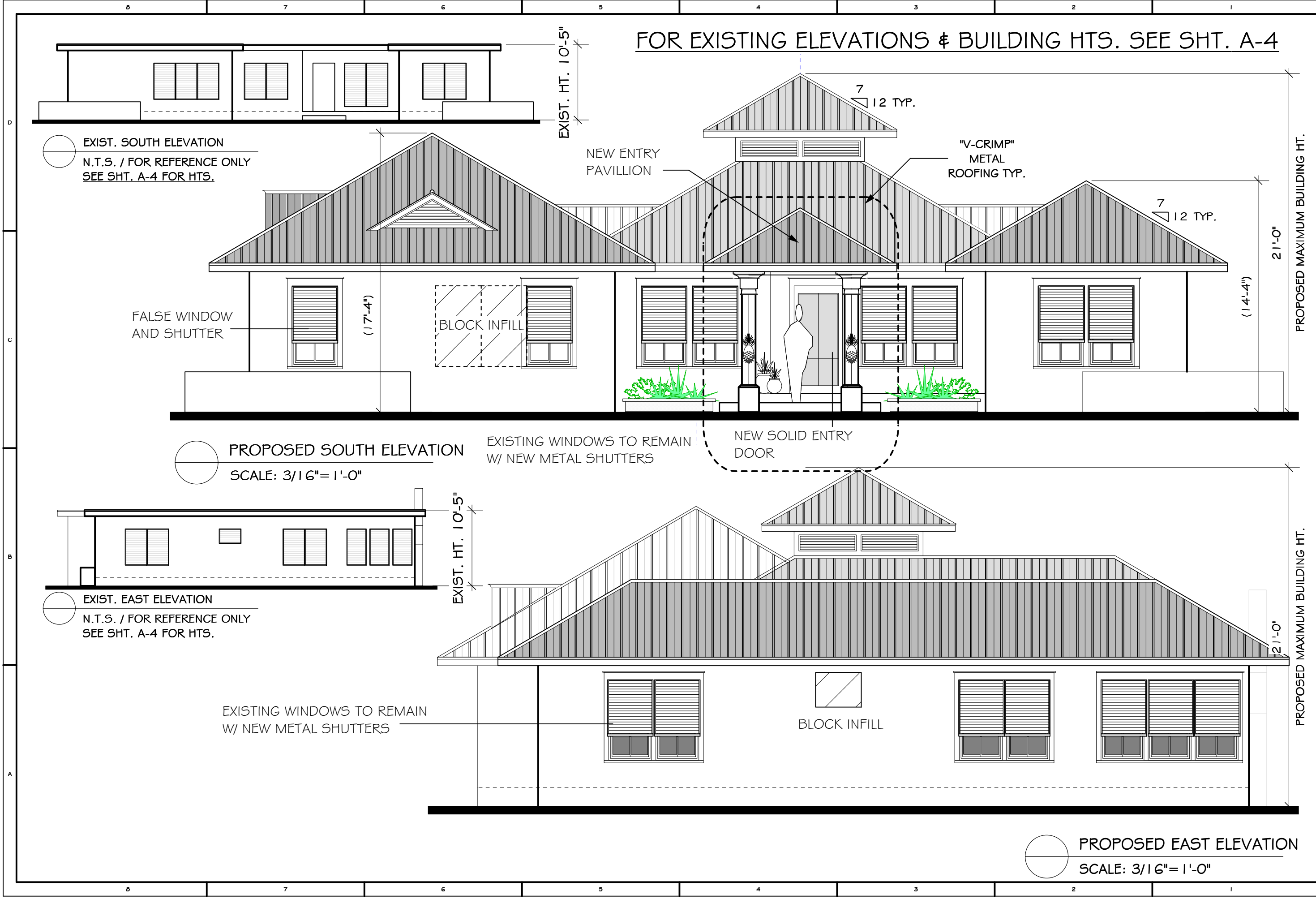
PROJECT:
813 WADDELL AVE.
KEY WEST, FL 33040

DRAWING TITLE:
SCHEMATIC
FLOOR PLANS

PROJECT NUMBER:
13.02
DRAWN: KSM
CHECKED: PMP
DATE: 12-12-13

SHEET #
A-5

Previously Submitted Plans



FOR EXISTING ELEVATIONS & BUILDING HTS. SEE SHT. A-4

EXIST. SOUTH ELEVATION
N.T.S. / FOR REFERENCE ONLY
SEE SHT. A-4 FOR HTS.

FALSE WINDOW
AND SHUTTER

PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXIST. EAST ELEVATION
N.T.S. / FOR REFERENCE ONLY
SEE SHT. A-4 FOR HTS.

EXISTING WINDOWS TO REMAIN
W/ NEW METAL SHUTTERS

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

REVISIONS: DATE



PETER PIKE
ARCHITECT

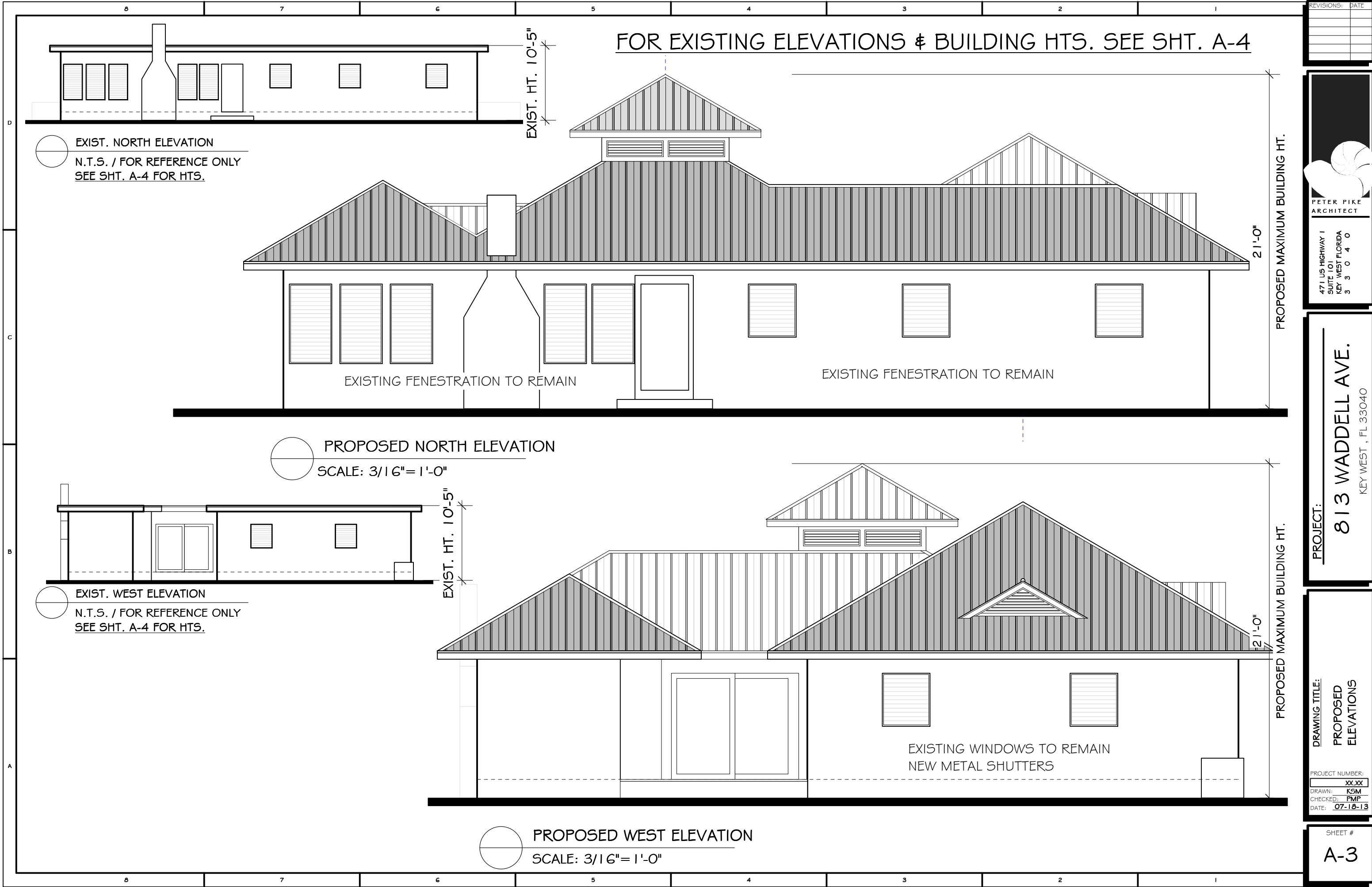
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
813 WADDELL AVE.
KEY WEST, FL 33040

DRAWING TITLE:
**PROPOSED
ELEVATIONS**

PROJECT NUMBER:
XX.XX
DRAWN: KSM
CHECKED: PMP
DATE: 07-18-13

SHEET #
A-2





REVISIONS: DATE



PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
3 3 0 4 0

PROJECT:

813 WADDELL AVE.
KEY WEST , FL 33040

DRAWING TITLE:

EXISTING
ELEVATIONS

PROJECT NUMBER:

XX.XX

DRAWN: KSM

CHECKED: PMP

DATE: 07-18-13

SHEET #

A-4



813 WADDELL AVE
KEY WEST, FL 33040

REVISIONS:	DATE



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST, FLORIDA
33040

PROJECT:
813 WADDELL AVE
KEY WEST, FL 33040

DRAWING TITLE:

PROJECT NUMBER:
XX.XX
DRAWN: KSM
CHECKED: PMP
DATE: 04-11-13

SHEET #

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 28, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF SINGLE FAMILY RESIDENCE. ADDITION OF A SECOND FLOOR ON EXISTING FOOTPRINT. ~~NEW PITCHED ROOFS OVER EXISTING~~, NEW BAHAMA SHUTTERS AND NEW ENTRY GAZEBO. NEW WINDOWS AND DOORS. DEMOLITION OF LOW PITCH ROOFS.

FOR- #813 WADDELL AVENUE

Applicant- Peter Pike

Application # H13-01-984

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.

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

Property Appraiser Information

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1038288 Parcel ID: 00037540-000000

Ownership Details

Mailing Address:

SHEPANZYK DEREK AND KRISTINA
410 CANADA ST
LAKE GEORGE, NY 12845-1129

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-
Township-
Range:** 05-68-25

**Property
Location:** 813 WADDELL AVE KEY WEST

Subdivision: Key West Investment Co's Sub

Legal KW KW INVESTMENT CO SUB PB1-69 LOTS 15 16 SQR 11 TR 17 G50-274/75 G46-168/69 ADD WESTERLY

Description: 5 FEET OF ALLEY OR2227-231/32 OR2227-243/244 OR2263-429/433(RES NO 06-183) OR2404-2434/35
OR2445-2036/38 OR2476-1784/85P/R OR2606-2188/92 OR2606-2199/203

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	100	10,500.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 2207
Year Built: 1954

Building 1 Details

Building Type R1
Effective Age 23
Year Built 1954
Functional Obs 0

Condition A
Perimeter 276
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 30
Grnd Floor Area 2,207

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

Roof Type FLAT OR SHED

Roof Cover TAR & GRAVEL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 5

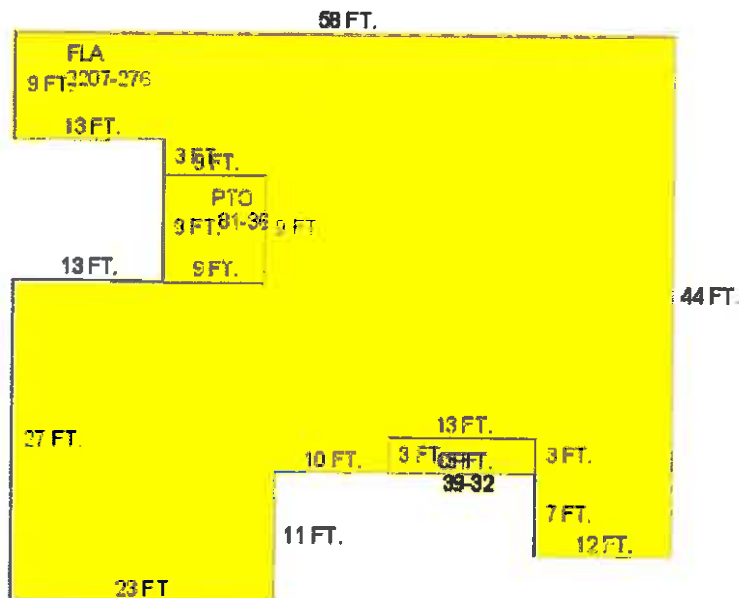
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF	5:C.B.S.	1	1989	N	N	0.00	0.00	39
2	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	2,207
3	PTO	5:C.B.S.	1	1989	N	N	0.00	0.00	81

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1979	1980	2	20
2	UB3:LC UTIL BLDG	105 SF	15	7	1979	1980	4	30
3	UB2:UTILITY BLDG	247 SF	19	13	1974	1975	3	50
4	PT5:TILE PATIO	94 SF	47	2	1981	1982	4	50
5	AC2:WALL AIR COND	1 UT	0	0	1990	1991	1	20
6	CL2:CH LINK FENCE	500 SF	0	0	1964	1965	1	30

Appraiser Notes

CITY OF KEY WEST VACATED A PORTION OF ALLEYWAY ADJACENT TO PARCEL SEE OR2263-429/433 THIS PARCEL HAS INCREASED IN SIZE BY 500 SQ FT FOR THE 2007 TAX ROLL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 13-0254	01/25/2013		1,000	Residential	AFTER THE FACT: ALL WORK TO BE DONE ON INSIDE. REMOVAL OF ROTTED BASEBOARD, DOORS & FRAMES, SHELVES, CABINETS, SHEETROCK PLYWOOD.
1 13-0303	01/25/2013		500	Residential	DEMO., ELECTRICAL REMOVING OF INDOOR ELECTRICAL PANEL CLOTH ROMEX CONDUCTORS
1 13-0707	02/22/2013		500	Residential	CAPP OFF SEWER LINE IN YARD, CAPP OFF WATER LINE FROM HOME AND INSTALL CONSTRUCTION HOSE BIB
1 13-0156	02/06/2013		2,000	Residential	105 FT LONG PICKET FENCE 4 FT HIGH W/2 GATES 12 FT WIDE. PAINTED WHITE.
1 B941171	04/01/1994	12/01/1994	7,760		INSTAL ACCORDIAN SHUTTERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	184,847	3,575	313,282	501,704	501,704	0	501,704
2011	187,487	3,595	391,603	582,685	582,685	0	582,685
2010	221,816	3,614	658,949	884,379	884,379	0	884,379
2009	249,557	3,634	893,241	1,146,432	1,146,432	0	1,146,432
2008	229,508	3,654	997,500	1,230,662	1,230,662	0	1,230,662
2007	312,197	3,241	1,155,000	1,470,438	1,470,438	0	1,470,438
2006	441,635	3,260	765,000	1,209,895	317,579	25,000	292,579
2005	439,298	3,280	552,500	995,078	319,221	25,000	294,221
2004	272,614	3,379	425,000	700,993	309,923	25,000	284,923
2003	283,518	3,477	257,500	544,495	304,145	25,000	279,145
2002	237,329	3,596	257,500	498,425	297,017	25,000	272,017

2001	202,719	3,715	257,500	463,934	292,340	25,000	267,340
2000	234,477	6,924	187,500	428,900	283,826	25,000	258,826
1999	166,051	6,033	178,125	350,208	276,365	25,000	251,365
1998	141,564	5,304	178,125	324,993	272,013	25,000	247,013
1997	122,434	4,747	159,125	286,306	267,467	25,000	242,467
1996	103,303	4,143	159,125	266,572	259,677	25,000	234,677
1995	94,121	3,663	159,125	256,909	253,344	25,000	228,344
1994	84,173	3,386	159,125	246,684	246,684	25,000	221,684
1993	84,173	3,103	159,125	246,401	246,401	25,000	221,401
1992	84,173	3,190	159,125	246,488	246,488	25,000	221,488
1991	84,173	3,333	159,125	246,631	246,631	25,000	221,631
1990	84,173	3,479	132,500	220,152	220,152	25,000	195,152
1989	76,374	1,559	125,000	202,933	202,933	25,000	177,933
1988	50,595	1,559	110,500	162,654	162,654	25,000	137,654
1987	45,842	1,559	64,070	111,471	111,471	25,000	86,471
1986	46,104	1,559	61,920	109,583	109,583	25,000	84,583
1985	44,117	1,559	45,500	91,176	91,176	25,000	66,176
1984	41,283	1,559	45,500	88,342	88,342	25,000	63,342
1983	41,283	1,559	45,500	88,342	88,342	25,000	63,342
1982	42,166	1,559	40,600	84,325	84,325	25,000	59,325

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
12/28/2012	2606 / 2199	406,300	WD *****	98 *****
12/28/2012	2606 / 2188	406,300	WD *****	98 *****
4/6/2010	2476 / 1784	100	WD *****	19 *****
12/30/1996	2404 / 2434	100	QC *****	J ***
12/30/1996	2445 / 2036	100	QC *****	J ***

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