



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

August 29, 2018

Trepanier & Associates, Inc  
Attn: Lori Thompson  
1421 1<sup>st</sup> Street  
Key West FL 33040

RE: Build-back for 328 Simonton Street (RE # 00004170-000100)

Dear Ms. Thompson,

This letter is in response to your request of build-back rights for the property located at 328 Simonton Street in the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) zoning district. According to the Monroe County Property Appraiser, the parcel is 1,882-square-feet (property record card attached). It has one wood frame primary structure, with commercial retail on the ground floor, and one residential unit on the second floor.

Historical background was provided to the planning department in the request for build back rights. It stated that prior to the current owner's purchase of the property in 1981, the second floor of the structure consisted of two residential units. It was estimated that the two units were combined to create one unit sometime between the years 1977 and 1981. Several pieces of evidence were included with the request.

During staff's review of this request, it was realized that although the 1,882-square-foot parcel has one structure today, prior to 1977 it was a 4,400 square-foot parcel, and it held two structures. A warranty deed analysis performed by staff confirmed that the original parcel was subdivided on April 1, 1977. Further analysis of the provided evidence confirmed that the rear structure, on the parcel now known as 326 Simonton Street, has a history of two residential units.

Although the original historic property record card (before the subdivision) indicates only one bathroom in the structure at 328 Simonton Street, it has a notation of "- 2 apts." This exhibit is accepted by the planning department as evidence of two residential living units at 328 Simonton Street.

Please do not hesitate to call me with any questions, comments, or concerns you may have.

Best regards,

A handwritten signature in black ink that reads "Vanessa Sellers".

Vanessa Sellers  
Planner I

Enclosure

## 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** 00004170-000100  
**Account #** 1004341  
**Property ID** 1004341  
**Millage Group** 10KW  
**Location** 328 SIMONTON St, KEY WEST  
**Address**  
**Legal** KW PT LOT 1 SQR 24 OR707-591/592 OR831-2491/2492 OR1091-  
**Description** 1036/1037Q/C OR1330-1466/67 OR2116-2412/15  
 (Note: Not to be used on legal documents)  
**Neighborhood** 32040  
**Property Class** STORE COMBO (1200)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

328 SIMONTON STREET LLC  
 205 Elizabeth St  
 Unit 1  
 Key West FL 33040

## Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$502,467	\$394,735	\$404,023	\$404,023
+ Market Misc Value	\$2,583	\$2,583	\$2,246	\$2,042
+ Market Land Value	\$418,369	\$408,926	\$408,926	\$397,874
= Just Market Value	\$923,419	\$806,244	\$815,195	\$803,939
= Total Assessed Value	\$886,868	\$806,244	\$815,195	\$803,939
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$923,419	\$806,244	\$815,195	\$803,939

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	1,882.00	Square Foot	37	45

## Commercial Buildings

**Style** APTS-B / 03B  
**Gross Sq Ft** 5,524  
**Finished Sq Ft** 4,212  
**Perimeter** 853  
**Stories** 4  
**Interior Walls**  
**Exterior Walls** AB AVE WOOD SIDING  
**Quality** 450 ()  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** AB AVE WOOD SIDING  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1928  
**Year Remodeled**  
**Effective Year Built** 2003  
**Condition**

Code	Description	Sketch Area	Finished Area	Perimeter
ATC	Attic	1,046	0	264

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	266	0	90
FLA	FLOOR LIV AREA	4,212	4,212	499
<b>TOTAL</b>		<b>5,524</b>	<b>4,212</b>	<b>853</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1979	1980	1	24 SF	2
FENCES	1979	1980	1	448 SF	5
WALL AIR COND	1989	1990	1	1 UT	2

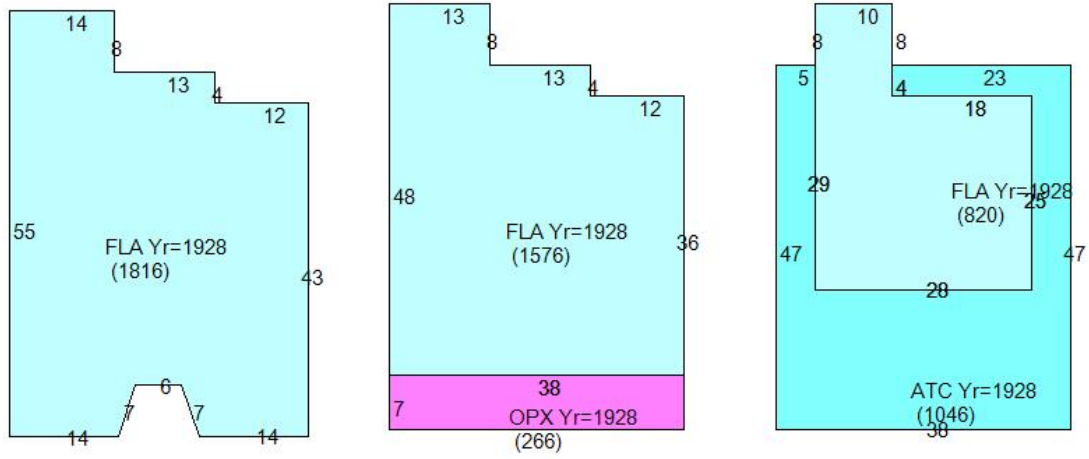
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1981	\$192,000	Warranty Deed		831	2491	Q - Qualified	Improved
2/1/1977	\$82,000	Conversion Code		707	591	Q - Qualified	Improved

## Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
17-3614	10/12/2017		\$2,300	Commercial	BATHROOM REMODEL, REPAIR, AND/OR REPLACE EXISTING ELECTRICAL DEVICES.
12-2781	7/31/2012	12/31/2012	\$1,100	Residential	KITCHEN AREA: INSTALL 144 S.F. DRYWALL, TWO SHEETS OF 5/8 DRYWALL ON CEILING & INTERIOR WALL. ONE SHEET 5/8 DRYWALL ON EXTERIOR WALLS.
04-3058	9/20/2004	12/16/2004	\$2,450		ROOF - COOLEY C-3 WHITE
04-0356	3/15/2004	10/21/2004	\$1,500		SKYLIGHTS
04-0033	1/12/2004	10/21/2004	\$2,200		ELEC OUTLETS...
03-4153	12/11/2003	10/21/2004	\$3,500		INT RENOV
03-4136	12/8/2003	10/21/2004	\$8,100		2.5 & 3-TON A/C'S; 100 AMP SUBPANEL
03-1247	4/8/2003	12/29/2003	\$300		REPLACE ROTTEN SIDING
0002181	8/3/2000	12/1/2000	\$800		ELECTRICAL
0001838	7/18/2000	8/7/2000	\$2,500		HURRICANE PANELS
9902874	9/21/1999	8/7/2000	\$4,200		306 SF EPDM ROOF
9903121	9/16/1999	8/7/2000	\$8,900		ADD BATH 1ST FL
9801957	6/22/1998	8/7/2000	\$65,000		ADDITION/RENOVATION
9702664	8/1/1997	12/1/1997	\$10,000		SBF & RESTROOM CONSTRUCTI
9702551	7/1/1997	12/1/1997	\$1,000		DEMOLITION
B950912	3/1/1995	8/1/1995	\$6,000		PAINT BUILDING

## Sketches (click to enlarge)



## Photos



## Map



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

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Last Data Upload: 7/23/2018 2:07:38 AM

Developed by





KW  
PT LOT 1  
OR234-59-60  
OR243-572-573

SGR 24  
OR490-438-439

OR707-588

-500

LAND COMPUTATIONS						
QUAN - TYPE-DESC	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	50' X 96'	75	.97		74.25	3712.50
	50' X 76'	90.75	.97		88.03	4100.00
(See Map Book)	50' X 50'	50				2500
					TOTAL	3712

PC-77

3210  
0294

A photograph of a two-story building with a chain-link fence in the foreground. The building has a sign that reads "C. FANN" and a person is visible on the balcony.

[illegible]

A heavily degraded, high-contrast black and white photograph of a person's face, possibly a woman, with significant noise and artifacts. The image is framed by a thick black border. A vertical stamp is visible on the right side of the face.

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 $\frac{d}{dt} \left( \frac{\partial L}{\partial v^j} \right) = - \frac{\partial L}{\partial x^j}$ 

VALUATION TOTALS							
1966	<table border="1"> <tr> <td>LAND</td> <td>3716</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>19189</td> </tr> <tr> <td>TOTAL</td> <td>22905</td> </tr> </table>	LAND	3716	IMPROVEMENTS	19189	TOTAL	22905
LAND	3716						
IMPROVEMENTS	19189						
TOTAL	22905						
1922	<table border="1"> <tr> <td>LAND</td> <td>3710</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>16700</td> </tr> <tr> <td>TOTAL</td> <td>20410</td> </tr> </table>	LAND	3710	IMPROVEMENTS	16700	TOTAL	20410
LAND	3710						
IMPROVEMENTS	16700						
TOTAL	20410						
1922	<table border="1"> <tr> <td>LAND</td> <td>2710</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>17800</td> </tr> <tr> <td>TOTAL</td> <td>20510</td> </tr> </table>	LAND	2710	IMPROVEMENTS	17800	TOTAL	20510
LAND	2710						
IMPROVEMENTS	17800						
TOTAL	20510						
1974	<table border="1"> <tr> <td>LAND</td> <td>20920</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>460</td> </tr> <tr> <td>TOTAL</td> <td>21380</td> </tr> </table>	LAND	20920	IMPROVEMENTS	460	TOTAL	21380
LAND	20920						
IMPROVEMENTS	460						
TOTAL	21380						
1927	<table border="1"> <tr> <td>LAND</td> <td>4650</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>31950</td> </tr> <tr> <td>TOTAL</td> <td>36600</td> </tr> </table>	LAND	4650	IMPROVEMENTS	31950	TOTAL	36600
LAND	4650						
IMPROVEMENTS	31950						
TOTAL	36600						
1927	<table border="1"> <tr> <td>LAND</td> <td>2500</td> </tr> <tr> <td>IMPROVEMENTS</td> <td>17833</td> </tr> <tr> <td>TOTAL</td> <td>20333</td> </tr> </table>	LAND	2500	IMPROVEMENTS	17833	TOTAL	20333
LAND	2500						
IMPROVEMENTS	17833						
TOTAL	20333						
19—	<table border="1"> <tr> <td>LAND</td> <td></td> </tr> <tr> <td>IMPROVEMENTS</td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> </tr> </table>	LAND		IMPROVEMENTS		TOTAL	
LAND							
IMPROVEMENTS							
TOTAL							

— NOTES —

71/25,000 OK 400-428-439  
76/40,000 OK 707-588

# Exhibit C



CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	1	2	3	4
YEAR BUILT			1976	
TOTAL ROOMS				
ETR APTS				
—Etn Apts				
No. of Baths	2	1		2
No. of Bath Rms		1		
—Fint. R Rms				
—Fint. R Rms				
Total Features				
FOUNDATION				
Continuous Wall				
Piers				
ADJUSTMENTS				
From				
Height				
Front & Interior				
Adt Equip				
Perforations				
Special Use				
EXTERIOR WALLS				
Wellboard				
Corr. Material				
Corr. Adapters				
Wd. Ft. Sluico				
Wd. Ft. Adapters				
C B Pluin				
C B Sluico				
Wd. Ft. Sluico				
Tile Sluico				
Brick				
Reinf. Conc				
Form. Glass, Mtl				
FLAT, SHED				
Flat, Shed				
Bar Joist				
Wood Truss				
Prestressd				
Steel Truss				
ROOF MATERIAL				
5th Mt. Roll				
T & G, B.U.				
Shing. Wd. Etc.				
Shing. Asphalt				
Tile, Cement				
Tile, Clay				
Bermuda				
Gypsum				
UNFINISHED				
Wd. or Cell. Bds				
Wellboard				
Plaster, No Turring				
Plaster, Furring				
Drywall				
Wood Panel				
INTERIOR FINISH				
None				
Single Pine				
Concrete				
Conc. Asphalt				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc				
Parquet				
Cone. Q. Tile				
Cone. Car. Tile				
Mosaic				
PLUMBING				
None				
Poor				
Good, Plun				
Good, Tile				
HEATING				
None				
Unit Heat				
Cent. Heating				
Cent. Cooling				
Cent. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E. F.				
E. F.				
REP. COST NEW				
CONDITION				
DEP. REP. VALUE				
DEPRECIATION				
NO. PHY.				
ADJUSTMENT				
% CON.				