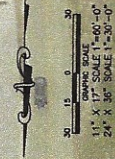


Site Data
 R.E. NUMBER: 00363560-000000 & 00363560-000000
 FUTURE LAND USE: RESIDENTIAL - HIGH
 ZONING DISTRICT: URBAN RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
Proposed Land Use
 MULTI-FAMILY RESIDENTIAL: 60 AFFORDABLE UNITS, 6 SINGLE-FAMILY
 MIN. OPEN SPACE = 20%
 TOTAL SITE = 104,800 SF
Setbacks
 MINIMUM REQUIRED:
 FRONT = 10 FEET
 SIDE = 6 FEET
 REAR = 10 FEET
 MAX. BLDG. HEIGHT: 37 FEET
Parking
 REQUIRED:
 MULTI-FAMILY = 2 SPACE PER DWELLING UNIT, PLUS 1 PER 10 BEDROOMS
 OFFICE = 1 SPACE PER 350 SQ. FT.



CONDITIONAL USE PLAN SEAVIEW COMMONS III - AVE. A

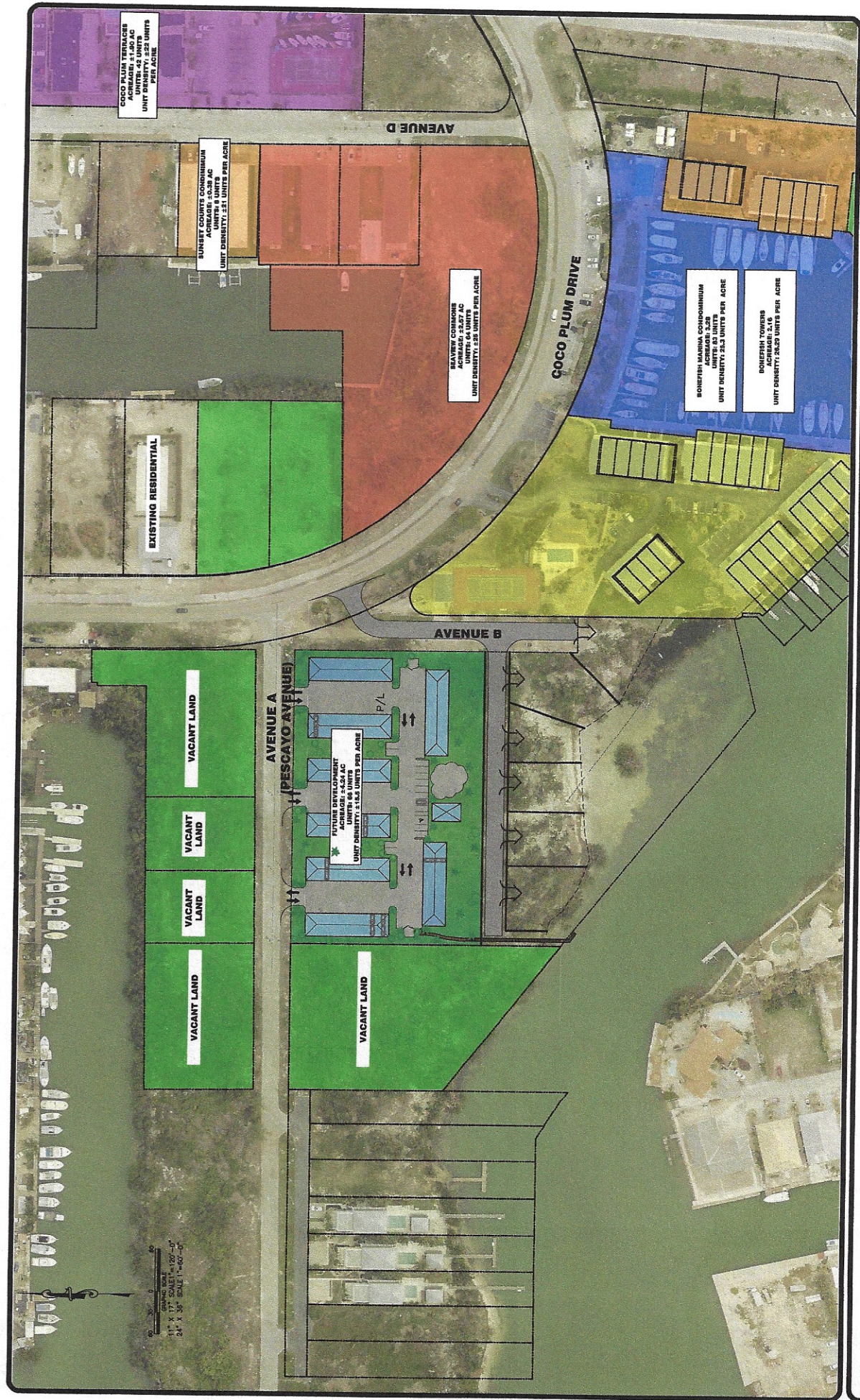
JOB #19-0095

DATE: 03-25-2020



A Subsidiary of Cardno

11400 Overseas Highway, Suite 208, Marathon, FL 33966 Ph. (888) 517-6468



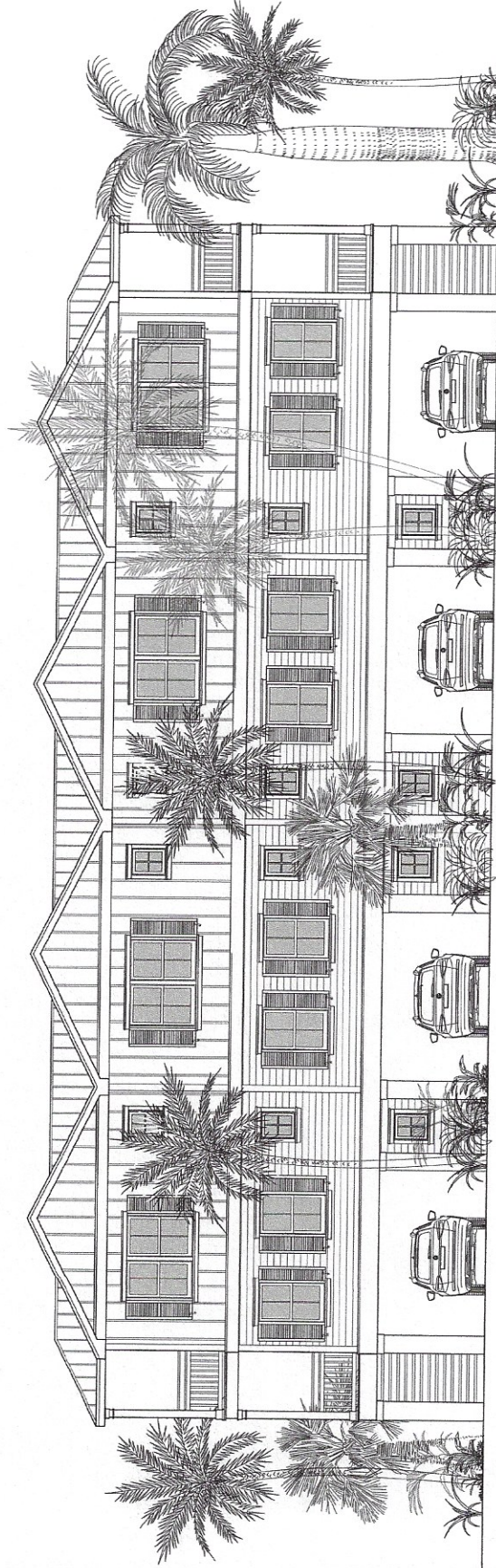
COMPATIBILITY EXHIBIT SEAVIEW COMMONS II - AVE A

JOB # 19-0095

DATE: 04-14-2020



A Subsidiary of Cardno
11600 Overseas Highway, Suite 208, Marathon, FL 33908 Ph: (305) 517-8468



ZONING EXHIBIT

JOB # 19-0095

SEAVIEW COMMONS II - AVE A

DATE: 04-14-2020



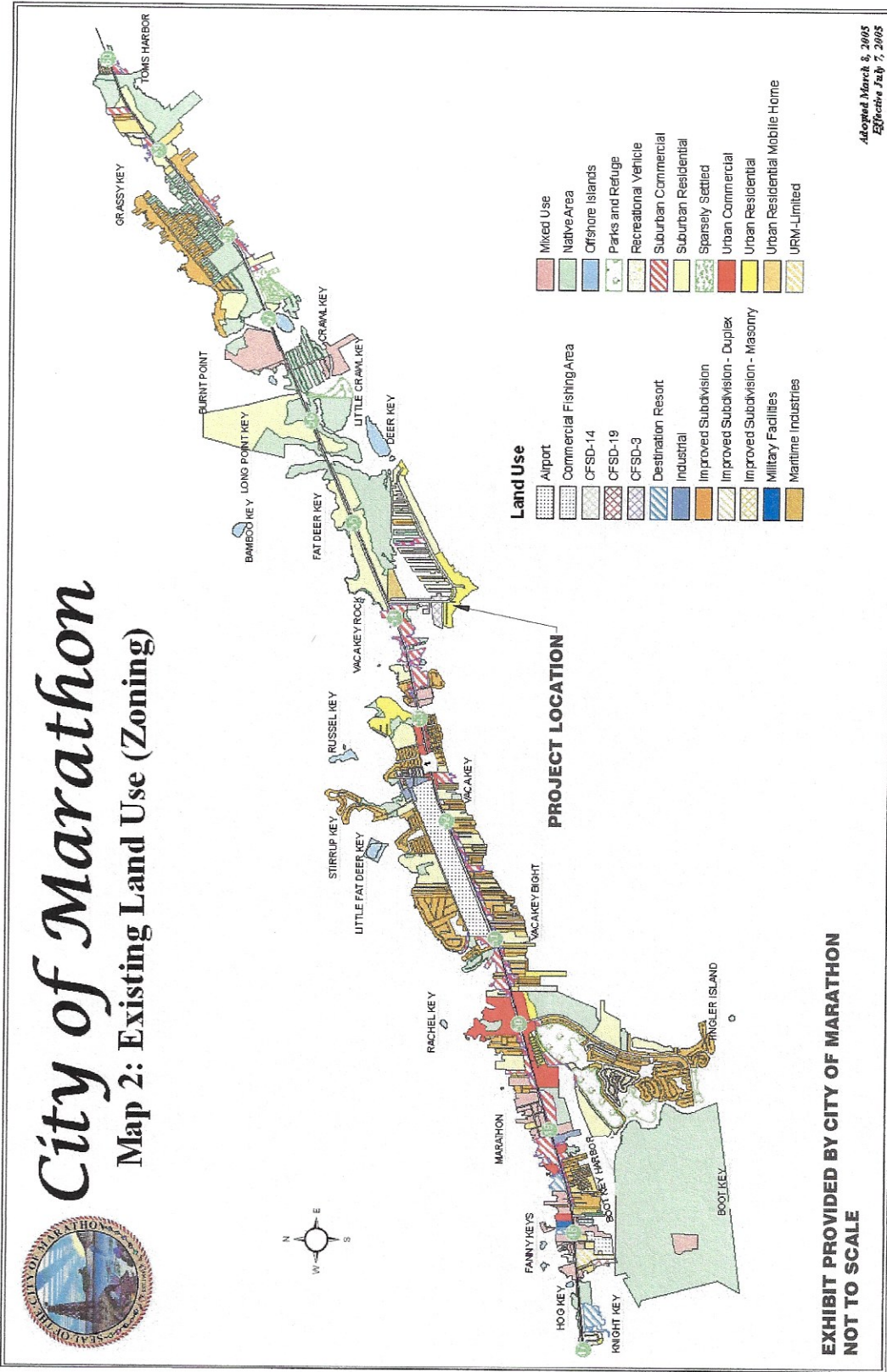
A Subsidiary of Cardno

11400 Overseas Highway, Suite 208, Marathon, FL 33550 Ph: (305) 517-6468



City of Marathon

Map 2: Existing Land Use (Zoning)



**EXHIBIT PROVIDED BY CITY OF MARATHON
NOT TO SCALE**

Adopted March 8, 2005
Effective July 7, 2005

ZONING EXHIBIT

JOB #19-0095

SEAVIEW COMMONS II - AVE A

DATE: 03-25-2020



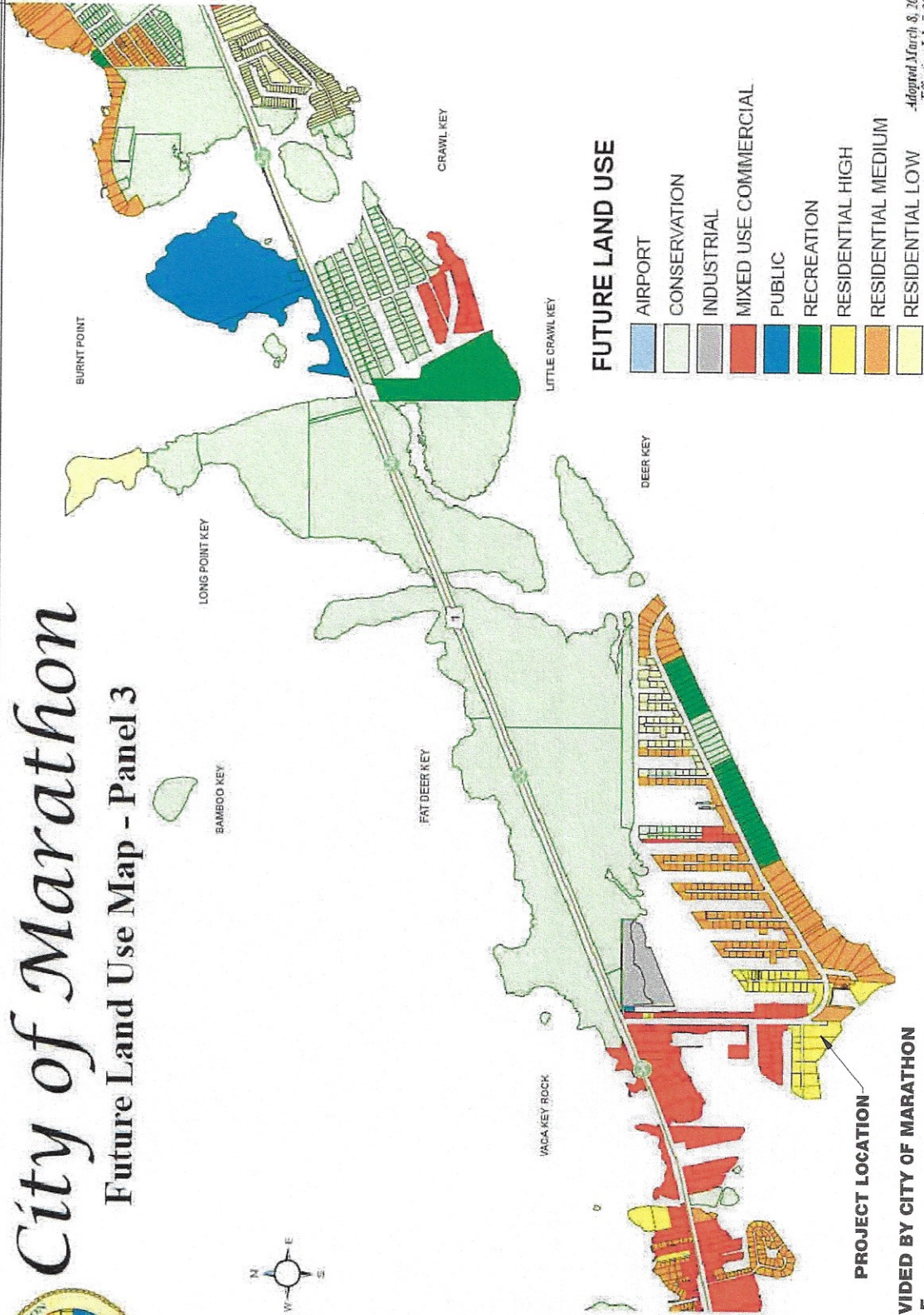
A Subsidiary of Cardno

11400 Overseas Highway, Suite 208, Marathon, FL 33060 Ph: (305) 817-6469



City of Marathon

Future Land Use Map - Panel 3



Adopted March 8, 2005
Effective July 2, 2005
Updated April 13, 2013

FLUM EXHIBIT

JOB #19-0095

SEAVIEW COMMONS II - AVE A

DATE: 03-25-2020



A Subsidiary of Cardno

11400 Overseas Highway, Suite 205, Marathon, FL 33950 Ph. (951) 517-6469



a Subsidiary of CARDNO

SERVING S.W. FLORIDA SINCE 1996

CIVIL ENGINEERS

LAND PLANNERS

CONTRACT ADMINISTRATORS

Traffic Impact Statement

For

Seaview Commons II – Avenue A

*Sec 05 Twp 66 Rng 33
Block 6, Lots 5 & 6 Avenue A
Marathon, Florida 33050*

Prepared for:

*Seaview Commons, LLC
c/o Brain Schmitt
11100 Overseas Highway
Marathon, Florida 33050*

Prepared by:

Victoria Crouthamel, E.I.

DDAI Job #19-0095
March 2020

Project Description

The proposed project will be for a sixty (60) unit multi-family community along with six (6) single family lots. The project will also incorporate all associated infrastructure and a new private roadway for the single family residences. The 2.40 +/- acre site will have frontage on Avenue A (Pescayo Avenue) and Avenue B on Coco Plum. The following Traffic Impact Statement will be for the proposed development.

Project Identification and Location

Project Name: Seaview Commons II – Avenue A
 S/T/R: 05 / 66S / 33E
 Street Address: BK 6 Lt 5 & 6 Avenue A, Marathon
 RE No.(s): 00303560-000000 & 00363550-000000

Project Traffic Distribution

The subject property will have three (3) entry/exit points to Avenue A (Pescayo Avenue) and two (2) entry/exit points to Avenue (Reference Exhibits 2 & 3). Directional splits onto the adjacent roadways are based on the property’s geographic location and anticipated vehicle movements. It is assumed that the distribution of traffic will be 100% of vehicle trips entering from and exiting to the East towards Coco Plum Drive.

Abutting Roadway Information

Road	Ownership	Access Classification	Posted Speed	AADT
Avenue A (Pescayo Ave)	Public	Local	20 MPH	Unknown
Avenue B	Public	Local	20 MPH	Unknown

Trip Generation

Vehicular trip ends generated by the proposed project were calculated by OTISS software based on methodology provided by Trip Generation Manual of the Institute of Transportation engineers (10th edition, 2018).

Proposed OTISS Input – Average Vehicle Trips									
ITE Land Use Code	Description	Variable Input	Weekday	AM Total	AM Entry Trips	AM Exit Trips	PM Total	PM Entry Trips	PM Exit Trips
220	Multifamily Housing (Low-Rise)	60 Dwelling Units	412	30	7	23	38	24	14
210	Single Family Detached Housing	6 Dwelling Units	78	9	2	7	7	4	3

Print outs of the trip generation by OTISS for this use are attached.

Summary

Based upon the expected traffic to be generated for the proposed residences and location of the project along Coco Plum Drive, the proposed residential development should not have an adverse impact on the operating characteristics, Level of Service of Avenue A (Pescayo Ave.) or Avenue B. The proposed project is combatable with the residential area and will not have adverse effects or impacts.



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Appendix A

- Project Location Map
- Traffic Distribution Diagrams

Appendix B

- Proposed Multifamily and Single Family Residence
OTISS Traffic Software Output
ITE Code: 220 & 210
Independent Variable: Dwelling Units



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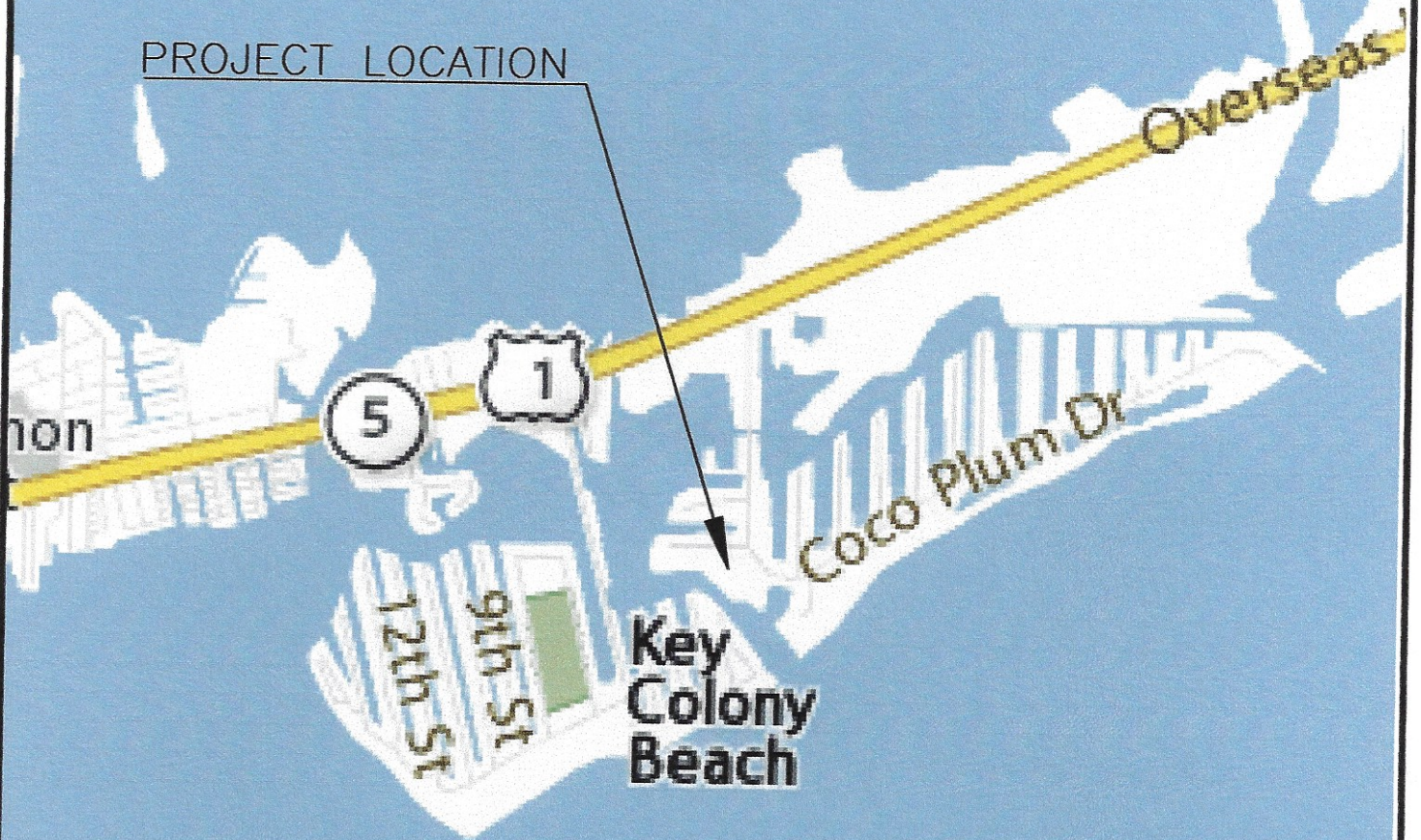
CONTRACT ADMINISTRATORS

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Appendix A.1



PROJECT LOCATION



FILE : H:\MARATHON-OFFICE-PROJECTS\2010\10096 SAA\CADD\DWG\XX-19-0096-T18.DWG

DATE : 03/31/20
SCALE : N.T.S.
DESIGN: VJC
CAD : VJC

NO.	REVISION

DAVID DOUGLAS ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS
11400 Overseas Hwy, Suite 208 Marathon, FL 33050
Ph. 305-517-6469
Web: www.ddai-engineers.com
Florida Certificate of Authorization # 7568



LOCATION MAP
SEAVIEW COMMONS II
TRAFFIC STUDY
BK 6 LOT 5&6 AVE. A
MARATHON, FLORIDA

EXHIBIT
1
DDAI JOB
NUMBER
19-0096



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CIVIL ENGINEERS

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Appendix A.2

↙ 0 TRIPS (EN)
 ↘ 7 TRIPS (EN)
 ↗ 23 TRIPS (EX)
 ↖ 0 TRIPS (EX)

**AVENUE A
 (PESCAYO AVENUE)**

100%

COCOA PLUM DRIVE

100%

AVENUE B

↗ 2 TRIPS (EN)
 ↘ 0 TRIPS (EN)
 ↖ 7 TRIPS (EX)
 ↙ 0 TRIPS (EX)

FILE : H:\MARATHON-OFFICE-PROJECTS\2019110096 SAA\CADD\DWG\XX-19-0096-T15.DWG

DATE : 03/31/20
 SCALE : 1"=80'
 DESIGN : VJC
 CAD : VJC

NO. REVISION

NO.	REVISION

DAVID DOUGLAS ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS
 11400 Overseas Hwy, Suite 208 Marathon, FL 33050
 Ph. 305-517-9469
 Web: www.ddai-engineers.com
 Florida Certificate of Authorization # 7568



AM TRIP DISTRIBUTION
SEAVIEW COMMONS II
TRAFFIC STUDY
BK 6 LOT 5&6 AVE. A
MARATHON, FLORIDA

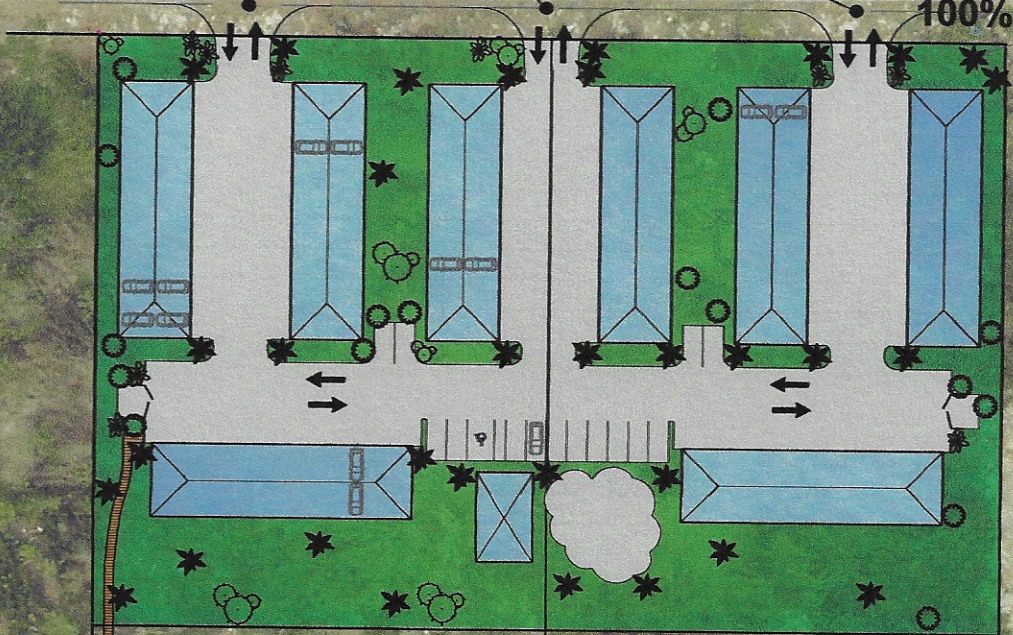
EXHIBIT
2
 DDAI JOB
 NUMBER
 19-0096

↙ 0 TRIPS (EN)
 ↘ 24 TRIPS (EN)
 ↗ 14 TRIPS (EX)
 ↖ 0 TRIPS (EX)

**AVENUE A
 (PESCAYO AVENUE)**

100%

COCO PLUM DRIVE



100%

AVENUE B

↗ 4 TRIPS (EN)
 ↘ 0 TRIPS (EN)
 ↗ 3 TRIPS (EX)
 ↘ 0 TRIPS (EX)

FILE : H:\MARATHON-OFFICE-PROJECTS\20181100086 SA\CA\DWG\XX-18-0086-TLS.DWG

DATE : 03/31/20
 SCALE : 1"=80'
 DESIGN : VJC
 CAD : WJC

NO.	REVISION

DAVID DOUGLAS ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - CONTRACT ADMINISTRATORS
 11400 Overseas Hwy, Suite 208 Marathon, FL 33050
 Ph. 305-617-0489
 Web: www.ddai-engineers.com
 Florida Certificate of Authorization # 7568



PM TRIP DISTRIBUTION
SEAVIEW COMMONS II
TRAFFIC STUDY
BK 6 LOT 5&6 AVE. A
MARATHON, FLORIDA

EXHIBIT
3
 DDAI JOB
 NUMBER
 19-0095



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Appendix B

PROJECT DETAILS

Project Name: 19-0095 Schmitt-Ave A
 Project No: 19-0095
 Country: USA
 Analyst Name: David Douglas
 Date: 4/1/2020
 State/Province: Florida
 Analysis Region:

Type of Project: Residential
 City: Marathon
 Built-up Area(Sq.ft):
 Clients Name: Seaview Commons II
 ZIP/Postal Code: 33050
 No. of Scenarios: 3

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips		Total
						Entry	Exit	
Scenario - 1	AM Trip	2	1	0		9	30	39
Scenario - 2	PM - Trip	2	1	0		28	17	45
Scenario - 3	Weekday	2	1	0		245	245	490

Scenario - 1

Scenario Name: AM Trip

User Group:

Dev. phase: 1

No. of Years to Project: 0

Analyst Note:

Traffic:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry		Exit		Total
						Rate/Equation	Split%	Split%	Split%	
220 - Multifamily Housing (Low-Rise)	General	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	7	23	7	23	30
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.95 \ln(X) - 0.51$					
210 - Single-Family Detached Housing	General	Dwelling Units	6	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	2	7	2	7	9
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				$T = 0.71(X) + 4.80$					

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise)	100	100	1	1	23	77
210 - Single-Family Detached Housing	100	100	1	1	25	75

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise)	7	23	0	0	7	23
210 - Single-Family Detached Housing	2	7	0	0	2	7
TOTAL	9	30	0	0	9	30

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		Total	
	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise)	7	23	7	23
210 - Single-Family Detached Housing	2	7	2	7
TOTAL	9	30	9	30

RESULTS

Site Totals	New Vehicle Trips		Total	
	Entry	Exit	Entry	Exit
Vehicle Trips Before Reduction	9	30	9	30
External Vehicle Trips	9	30	9	30
New Vehicle Trips	9	30	9	30

Scenario - 2

Scenario Name: PM - Trip

User Group:

Dev. phase: 1

No. of Years to Project: 0

Analyst Note:

Traffic:

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method		Entry Split%	Exit Split%	Total
					Rate/Equation	Best Fit (LOG)			
220 - Multifamily Housing (Low-Rise)	General	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic,	$\ln(T) = 0.89 \ln(X) - 0.02$	Best Fit (LOG)	24	14	38
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban						63%	37%	
210 - Single-Family Detached Housing	General	Dwelling Units	6	Weekday, Peak Hour of Adjacent Street Traffic,	$\ln(T) = 0.96 \ln(X) + 0.20$	Best Fit (LOG)	4	3	7
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban						63%	37%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise)	100	100	1	1	63	37
210 - Single-Family Detached Housing	100	100	1	1	63	37

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise)	24	14	0	0	24	14
	38				38	
210 - Single-Family Detached Housing	4	3	0	0	4	3
	7				7	

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		Total
	Entry	Exit	
220 - Multifamily Housing (Low-Rise)	24	14	38
210 - Single-Family Detached Housing	4	3	7

RESULTS

Site Totals

Vehicle Trips Before Reduction	Entry	Exit	Total
External Vehicle Trips	28	17	45
New Vehicle Trips	28	17	45

Scenario - 3

Scenario Name: Weekday

User Group:

Dev. phase: 1

No. of Years to Project: 0

Analyst Note:

Traffic: 0

Warning:

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method		Entry Split%	Exit Split%	Total
					Rate/Equation	Split%			
220 - Multifamily Housing (Low-Rise)	General	Dwelling Units	60	Weekday	Best Fit (LIN)		206	206	412
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				$T = 7.56(X) - 40.86$		50%	50%	
210 - Single-Family Detached Housing	General	Dwelling Units	6	Weekday	Best Fit (LOG)		39	39	78
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.92\ln(X) + 2.71$		50%	50%	

VEHICLE TO PERSON TRIP CONVERSION

BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle-Move Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
220 - Multifamily Housing (Low-Rise)	100	100	1	1	50	50
210 - Single-Family Detached Housing	100	100	1	1	50	50

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
	Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise)	206	206	0	0	206	206
210 - Single-Family Detached Housing	39	39	0	0	39	39
	78	78	0	0	78	78

NEW VEHICLE TRIPS

Land Use	New Vehicle Trips		Total
	Entry	Exit	
220 - Multifamily Housing (Low-Rise)	206	206	412
210 - Single-Family Detached Housing	39	39	78

RESULTS

Site Totals

Vehicle Trips Before Reduction	Entry	Exit	Total
External Vehicle Trips	245	245	490
New Vehicle Trips	245	245	490

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 00363550-000000
 Account# 1445592
 Property ID 1445592
 Millage Group 50CM
 Location VACANT LAN PESCAYO Ave, COCO PLUM KEY
 Address
 Legal BK 6 LT 5 COCO PLUM BEACH PB4-166 FAT DEER KEY OR602-317
 Description OR549-325 OR549-326 OR798-1195 OR1050-1368 OR2752-77778
 (Note: Not to be used on legal documents.)
 Neighborhood 4915
 Property Class VACANT RES (0000)
 Subdivision COCO PLUM BEACH
 Sec/Twp/Rng 05/66/33
 Affordable No
 Housing



Owner

[ESCOBAR ANNETTE C](#)
 14200 SW 232nd St
 Miami FL 33170

[ESCOBAR MARTHA](#)
 14200 SW 232nd St
 Miami FL 33170

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$717,196	\$697,274	\$667,390	\$397,613
= Just Market Value	\$717,196	\$697,274	\$667,390	\$397,613
= Total Assessed Value	\$42,557	\$38,688	\$35,171	\$31,974
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$717,196	\$697,274	\$667,390	\$397,613

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	90,555.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/16/2015	\$100	Warranty Deed		2752	77	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
P2008-0203	3/19/2008	4/15/2008	\$4,998		REMOVAL OF INVASIVE EXOTIC TREES

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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Version 2.3.47

Disclaimer

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

Summary

Parcel ID 00363560-000000
 Account# 1445606
 Property ID 1445606
 Millage Group 50CM
 Location VACANT LAN PESCAYO, COCO PLUM KEY
 Address
 Legal BK 6 LT 6 COCO PLUM BEACH PB4-166 FAT DEER KEY OR554-461
 Description OR554-462 OR1326-2285/2353PET/WILL CASE#94-10610-CP10
 OR1331-454/55AFF/DC OR2247-2472/73 OR2343-656AFF OR2343-
 642/43 OR2873-2492/93ORD OR2873-1469/71 OR2873-1472/44
 OR2873-1475/77 OR2873-1478/80 OR2873-1481/83 OR2902-
 2124/25CT
 (Note: Not to be used on legal documents.)
 Neighborhood 4915
 Property Class VACANT RES (0000)
 Subdivision COCO PLUM BEACH
 Sec/Twp/Rng 05/66/33
 Affordable No
 Housing



Owner

DAMIANO EMILY C CHARITABLE TRUST
 6/15/2008
 6525 3rd St
 Ste 410
 Rockledge FL 32955

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$984,076	\$975,819	\$961,430	\$959,642
= Just Market Value	\$984,076	\$975,819	\$961,430	\$959,642
= Total Assessed Value	\$984,076	\$975,819	\$34,269	\$31,154
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$984,076	\$975,819	\$961,430	\$959,642

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL VIEW UNPERMITTED (01VM) (9500)	94,365.00	Square Foot	0	0
	0.85	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/23/2018	\$100	Certificate of Title	2165640	2902	2124	12 - Unqualified	Improved
10/4/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2139050	2873	2492	11 - Unqualified	Improved
7/11/2017	\$1,500	Other	2138727	2873	1478	12 - Unqualified	Improved
7/7/2017	\$1,500	Other	2138725	2873	1472	12 - Unqualified	Improved
6/30/2017	\$1,500	Other	2138724	2873	1469	12 - Unqualified	Improved
6/28/2017	\$1,500	Other	2138726	2873	1475	12 - Unqualified	Improved
6/26/2017	\$1,500	Other	2138728	2873	1481	12 - Unqualified	Improved
1/29/2008	\$1,200,000	Warranty Deed		2343	642	Q - Qualified	Improved
2/1/1973	\$120,000	Conversion Code		554	462Q	Q - Qualified	Vacant

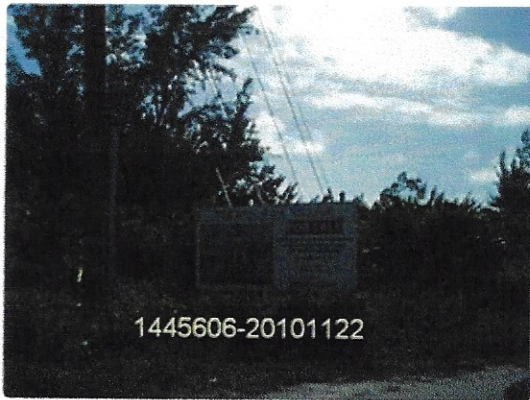
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
P2018-1913	10/10/2018	11/28/2018	\$35,000	Residential	To Clear Lot, Remove Under Brush, Trash

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

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