Pinellas Market Lens

Market insight brief · 13 filtered parcels · June 13, 2026

Filters

City	Palm Harbor
Property type	Auto/Marine Repair

Exact KPIs

Parcels analyzed	13
Median market value	$560,000
Mean market value	$725,808
Median price per sqft	$124
Total market value	$9,435,500
Median tax rate	1.91%
Avg assessed gap	$39,032
Avg assessed gap %	7.47%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of $560,000.
- The middle 50% of recorded market values spans $323,500 to $1,075,000.
- Palm Harbor is the largest city segment in this slice with 13 parcels.
- Auto/Marine Repair is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Palm Harbor	13	$560,000

Top Property Type Segments

Type	Parcels	Median Value
Auto/Marine Repair	13	$560,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1017 ILLINOIS AVE, Palm Harbor	22.59%
Assessed Gap	927 VIRGINIA AVE # A, Palm Harbor	18.54%
Assessed Gap	702 TAMPA RD, Palm Harbor	17.72%

Signal	Parcel	Metric
Assessed Gap	3804 DE SOTO BLVD, Palm Harbor	16.43%
Assessed Gap	927 VIRGINIA AVE, Palm Harbor	12.93%
Tax Rate	1012 FLORIDA AVE, Palm Harbor	2.17%
Tax Rate	1017 ILLINOIS AVE, Palm Harbor	2.15%
Tax Rate	3713 ALT 19, Palm Harbor	2.11%
Tax Rate	1010 ALT 19, Palm Harbor	2.05%
Tax Rate	3804 DE SOTO BLVD, Palm Harbor	1.96%

Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.