

Pinellas Market Lens

Market insight brief - 4 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Car Wash

Exact KPIs

Parcels analyzed	4
Median market value	\$1,037,500
Mean market value	\$1,343,750
Median price per sqft	\$679
Total market value	\$5,375,000
Median tax rate	1.87%
Avg assessed gap	\$25,344
Avg assessed gap %	2.36%

Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$1,037,500.
- The middle 50% of recorded market values spans \$900,000 to \$1,481,250.
- Palm Harbor is the largest city segment in this slice with 4 parcels.
- Car Wash is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Palm Harbor	4	\$1,037,500

Top Property Type Segments

Type	Parcels	Median Value
Car Wash	4	\$1,037,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	35960 US HIGHWAY 19 N, Palm Harbor	\$2,700,000
Assessed Gap	31425 US HIGHWAY 19 N, Palm Harbor	9.43%

Signal	Parcel	Metric
Assessed Gap	35960 US HIGHWAY 19 N, Palm Harbor	0.00%
Assessed Gap	680 ALT 19, Palm Harbor	0.00%
Assessed Gap	32663 US HIGHWAY 19 N, Palm Harbor	0.00%
Tax Rate	31425 US HIGHWAY 19 N, Palm Harbor	1.87%
Tax Rate	35960 US HIGHWAY 19 N, Palm Harbor	1.87%
Tax Rate	32663 US HIGHWAY 19 N, Palm Harbor	1.87%
Tax Rate	680 ALT 19, Palm Harbor	1.87%

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.