

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	County Public Schools

Exact KPIs

Parcels analyzed	10
Median market value	\$15,481,652
Mean market value	\$18,633,610
Median price per sqft	\$154
Total market value	\$186,336,098
Median tax rate	1.70%
Avg assessed gap	\$486,348
Avg assessed gap %	2.36%

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$15,481,652.
- The middle 50% of recorded market values spans \$11,543,879 to \$22,201,296.
- Palm Harbor is the largest city segment in this slice with 10 parcels.
- County Public Schools 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	10	\$15,481,652

Top Property Type Segments

Type	Parcels	Median Value
County Public Schools	10	\$15,481,652

Auditable Outliers

Signal	Parcel	Metric
Market Value	1900 OMAHA ST, Palm Harbor	\$43,734,751
Assessed Gap	1230 HIGHLANDS BLVD, Palm Harbor	4.47%

Signal	Parcel	Metric
Assessed Gap	3301 BENTLEY DR, Palm Harbor	4.25%
Assessed Gap	2855 COUNTY ROAD 95, Palm Harbor	4.06%
Assessed Gap	4900 CYPRESS WOODS BLVD, Palm Harbor	3.49%
Assessed Gap	3150 N BELCHER RD, Palm Harbor	3.44%
Tax Rate	3030 CURLEW RD, Palm Harbor	1.84%
Tax Rate	3150 N BELCHER RD, Palm Harbor	1.81%
Tax Rate	1900 OMAHA ST, Palm Harbor	1.81%
Tax Rate	415 15TH ST, Palm Harbor	1.78%
Tax Rate	525 PENNSYLVANIA AVE, Palm Harbor	1.72%

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.