

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Fast Food Restaurant

Exact KPIs

Parcels analyzed	11
Median market value	\$1,025,000
Mean market value	\$1,147,727
Median price per sqft	\$376
Total market value	\$12,625,000
Median tax rate	1.85%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$1,025,000.
- The middle 50% of recorded market values spans \$907,500 to \$1,510,000.
- Palm Harbor is the largest city segment in this slice with 11 parcels.
- Fast Food Restaurant 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	11	\$1,025,000

Top Property Type Segments

Type	Parcels	Median Value
Fast Food Restaurant	11	\$1,025,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	33817 US HIGHWAY 19 N, Palm Harbor	0.00%
Assessed Gap	3111 ALT 19, Palm Harbor	0.00%
Assessed Gap	3460 EAST LAKE RD, Palm Harbor	0.00%

Signal	Parcel	Metric
Assessed Gap	32800 US HIGHWAY 19 N, Palm Harbor	0.00%
Assessed Gap	33240 US HIGHWAY 19 N, Palm Harbor	0.00%
Tax Rate	34092 US HIGHWAY 19 N, Palm Harbor	1.97%
Tax Rate	3111 ALT 19, Palm Harbor	1.97%
Tax Rate	3460 EAST LAKE RD, Palm Harbor	1.90%
Tax Rate	3480 EAST LAKE RD, Palm Harbor	1.88%
Tax Rate	750 EAST LAKE RD, Palm Harbor	1.85%

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.