

Pinellas Market Lens

Market insight brief - 23 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Financial Institution

Exact KPIs

Parcels analyzed	23
Median market value	\$1,171,500
Mean market value	\$1,393,239
Median price per sqft	\$340
Total market value	\$32,044,500
Median tax rate	1.81%
Avg assessed gap	\$3,680
Avg assessed gap %	0.29%

Analyst Takeaways

- The current slice contains 23 parcels with a median market value of \$1,171,500.
- The middle 50% of recorded market values spans \$1,092,250 to \$1,511,500.
- Palm Harbor is the largest city segment in this slice with 23 parcels.
- Financial Institution 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	23	\$1,171,500

Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	23	\$1,171,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	32845 US HIGHWAY 19 N, Palm Harbor	\$3,095,000
Market Value	33451 US HIGHWAY 19 N, Palm Harbor	\$2,585,000

Signal	Parcel	Metric
Assessed Gap	35320 US HIGHWAY 19 N, Palm Harbor	2.77%
Assessed Gap	3500 EAST LAKE RD, Palm Harbor	2.66%
Assessed Gap	33715 US HIGHWAY 19 N, Palm Harbor	1.26%
Assessed Gap	1027 NEBRASKA AVE, Palm Harbor	0.00%
Assessed Gap	4890 RIDGEMOOR BLVD, Palm Harbor	0.00%
Tax Rate	33277 US HIGHWAY 19 N, Palm Harbor	1.81%
Tax Rate	32491 US HIGHWAY 19 N, Palm Harbor	1.81%
Tax Rate	33451 US HIGHWAY 19 N, Palm Harbor	1.81%
Tax Rate	32845 US HIGHWAY 19 N, Palm Harbor	1.81%
Tax Rate	30500 US HIGHWAY 19 N, Palm Harbor	1.81%

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.