

Pinellas Market Lens

Market insight brief - 121 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	General Office

Exact KPIs

Parcels analyzed	121
Median market value	\$610,000
Mean market value	\$1,108,364
Median price per sqft	\$157
Total market value	\$134,112,000
Median tax rate	1.83%
Avg assessed gap	\$7,646
Avg assessed gap %	1.57%

Analyst Takeaways

- The current slice contains 121 parcels with a median market value of \$610,000.
- The middle 50% of recorded market values spans \$405,000 to \$1,095,000.
- Palm Harbor is the largest city segment in this slice with 121 parcels.
- General Office 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	121	\$610,000

Top Property Type Segments

Type	Parcels	Median Value
General Office	104	\$550,000
General Office Bldg - multi-story/campus	17	\$3,300,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	2706 ALT 19, Palm Harbor	\$7,730,000

Signal	Parcel	Metric
Market Value	4114 WOODLANDS PKWY, Palm Harbor	\$6,775,000
Market Value	33920 US HIGHWAY 19 N # 280, Palm Harbor	\$6,325,000
Market Value	34125 US HIGHWAY 19 N, Palm Harbor	\$6,170,000
Market Value	34650 US HIGHWAY 19 N, Palm Harbor	\$4,600,000
Assessed Gap	1025 OHIO AVE, Palm Harbor	39.50%
Assessed Gap	1030 PENNSYLVANIA AVE, Palm Harbor	29.20%
Assessed Gap	1202 NEBRASKA AVE, Palm Harbor	23.61%
Assessed Gap	1003 INDIANA AVE, Palm Harbor	17.03%
Assessed Gap	1247 FLORIDA AVE, Palm Harbor	14.94%
Tax Rate	1095 INDIANA AVE, Palm Harbor	2.22%
Tax Rate	1202 NEBRASKA AVE, Palm Harbor	2.08%
Tax Rate	3603 ALT 19, Palm Harbor	2.03%
Tax Rate	2600 TAMPA RD, Palm Harbor	2.02%
Tax Rate	971 VIRGINIA AVE, Palm Harbor	2.02%

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.