

Pinellas Market Lens

Market insight brief - 504 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Manufactured Home (On Individually Owned Lot)

Exact KPIs

Parcels analyzed	504
Median market value	\$142,410
Mean market value	\$171,643
Median price per sqft	\$145
Total market value	\$86,508,100
Median tax rate	1.70%
Avg assessed gap	\$40,693
Avg assessed gap %	24.90%

Analyst Takeaways

- The current slice contains 504 parcels with a median market value of \$142,410.
- The middle 50% of recorded market values spans \$133,436 to \$188,343.
- Palm Harbor is the largest city segment in this slice with 504 parcels.
- Manufactured Home (On Individually Owned Lot) 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	504	\$142,410

Top Property Type Segments

Type	Parcels	Median Value
Manufactured Home (On Individually Owned Lot)	504	\$142,410

Auditable Outliers

Signal	Parcel	Metric
Market Value	273 PHILADELPHIA BLVD # 47, Palm Harbor	\$483,487
Market Value	297 COLONIAL BLVD # 4, Palm Harbor	\$461,570

Signal	Parcel	Metric
Market Value	252 PHILADELPHIA BLVD # 54, Palm Harbor	\$437,801
Market Value	304 COLONIAL BLVD # 6, Palm Harbor	\$400,290
Market Value	293 COLONIAL BLVD # 3, Palm Harbor	\$395,797
Assessed Gap	1023 BELCHER RD, Palm Harbor	72.14%
Assessed Gap	35 LEXINGTON CT # 17, Palm Harbor	70.27%
Assessed Gap	57 PLYMOUTH CT # 31, Palm Harbor	70.08%
Assessed Gap	128 INDEPENDENCE AVE # 8, Palm Harbor	69.09%
Assessed Gap	27 DELAWARE CT # 15, Palm Harbor	68.20%
Tax Rate	270 COLONIAL BLVD # 40, Palm Harbor	2.66%
Tax Rate	65 HARBOR WAY # 21, Palm Harbor	2.56%
Tax Rate	292 SALEM AVE # 4, Palm Harbor	2.42%
Tax Rate	173 COLONIAL BLVD # 30, Palm Harbor	2.38%
Tax Rate	126 PHILADELPHIA BLVD # 10, Palm Harbor	2.32%

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.