

Pinellas Market Lens

Market insight brief · 18 filtered parcels · June 13, 2026

Filters

| | |
|---------------|-------------|
| City | Palm Harbor |
| Property type | PUD Office |

Exact KPIs

| | |
|-----------------------|--------------|
| Parcels analyzed | 18 |
| Median market value | \$855,000 |
| Mean market value | \$901,194 |
| Median price per sqft | \$203 |
| Total market value | \$16,221,500 |
| Median tax rate | 1.89% |
| Avg assessed gap | \$0 |
| Avg assessed gap % | 0.00% |

Analyst Takeaways

- The current slice contains 18 parcels with a median market value of \$855,000.
- The middle 50% of recorded market values spans \$570,000 to \$1,200,000.
- Palm Harbor is the largest city segment in this slice with 18 parcels.
- PUD 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 | 18 | \$855,000 |

Top Property Type Segments

| Type | Parcels | Median Value |
|------------|---------|--------------|
| PUD Office | 18 | \$855,000 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|----------------------------------|-------------|
| Market Value | 4175 WOODLANDS PKWY, Palm Harbor | \$2,360,000 |
| Assessed Gap | 3830 TAMPA RD, Palm Harbor | 0.00% |

| Signal | Parcel | Metric |
|--------------|------------------------------------|--------|
| Assessed Gap | 3830 TAMPA RD, Palm Harbor | 0.00% |
| Assessed Gap | 34921 US HIGHWAY 19 N, Palm Harbor | 0.00% |
| Assessed Gap | 4150 WOODLANDS PKWY, Palm Harbor | 0.00% |
| Assessed Gap | 4140 WOODLANDS PKWY, Palm Harbor | 0.00% |
| Tax Rate | 4174 WOODLANDS PKWY, Palm Harbor | 2.09% |
| Tax Rate | 4168 WOODLANDS PKWY, Palm Harbor | 2.09% |
| Tax Rate | 4150 WOODLANDS PKWY, Palm Harbor | 2.08% |
| Tax Rate | 4132 WOODLANDS PKWY, Palm Harbor | 2.02% |
| Tax Rate | 4156 WOODLANDS PKWY, Palm Harbor | 1.96% |

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.