

Pinellas Market Lens

Market insight brief - 19 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	19
Median market value	\$825,000
Mean market value	\$1,081,316
Median price per sqft	\$238
Total market value	\$20,545,000
Median tax rate	1.88%
Avg assessed gap	\$29,633
Avg assessed gap %	3.72%

Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$825,000.
- The middle 50% of recorded market values spans \$570,000 to \$1,545,000.
- Palm Harbor is the largest city segment in this slice with 19 parcels.
- Restaurant, Cafeteria 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	19	\$825,000

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	19	\$825,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1101 NEBRASKA AVE, Palm Harbor	25.50%
Assessed Gap	34900 US HIGHWAY 19 N, Palm Harbor	24.57%
Assessed Gap	1026 NEBRASKA AVE, Palm Harbor	8.49%

Signal	Parcel	Metric
Assessed Gap	311 ORANGE ST, Palm Harbor	6.68%
Assessed Gap	1710 ALT 19, Palm Harbor	5.40%
Tax Rate	35000 US HIGHWAY 19 N, Palm Harbor	2.41%
Tax Rate	1026 NEBRASKA AVE, Palm Harbor	2.00%
Tax Rate	1101 NEBRASKA AVE, Palm Harbor	1.91%
Tax Rate	33180 US HIGHWAY 19 N, Palm Harbor	1.91%
Tax Rate	660 ALDERMAN RD, Palm Harbor	1.89%

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.