

# Pinellas Market Lens

Market insight brief - 66 filtered parcels - June 13, 2026

## Filters

City	Palm Harbor
Property type	Single Family - more than one house per parcel

## Exact KPIs

Parcels analyzed	66
Median market value	\$727,347
Mean market value	\$837,228
Median price per sqft	\$249
Total market value	\$55,257,034
Median tax rate	1.77%
Avg assessed gap	\$269,645
Avg assessed gap %	32.34%

## Analyst Takeaways

- The current slice contains 66 parcels with a median market value of \$727,347.
- The middle 50% of recorded market values spans \$442,897 to \$935,832.
- Palm Harbor is the largest city segment in this slice with 66 parcels.
- Single Family - more than one house per parcel 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	66	\$727,347

## Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	66	\$727,347

## Auditable Outliers

Signal	Parcel	Metric
Market Value	506 HILLSBOROUGH ST, Palm Harbor	\$4,002,669
Market Value	132 CARLYLE DR, Palm Harbor	\$2,628,910

Signal	Parcel	Metric
Market Value	3380 LEPRECHAUN LN, Palm Harbor	\$2,623,452
Market Value	2901 LEPRECHAUN LN, Palm Harbor	\$2,418,000
Market Value	3211 LEPRECHAUN LN, Palm Harbor	\$1,698,616
Assessed Gap	420 TAMPA RD, Palm Harbor	73.21%
Assessed Gap	1315 WISCONSIN AVE, Palm Harbor	69.88%
Assessed Gap	507 OMAHA ST, Palm Harbor	69.49%
Assessed Gap	209 SOUTH ST, Palm Harbor	66.54%
Assessed Gap	620 14TH ST, Palm Harbor	64.88%
Tax Rate	132 CARLYLE DR, Palm Harbor	2.70%
Tax Rate	809 CARDINAL AVE, Palm Harbor	2.13%
Tax Rate	41 EAGLE LN, Palm Harbor	1.92%
Tax Rate	2810 LAKE TARPON DR, Palm Harbor	1.89%
Tax Rate	221 SHORE DR, Palm Harbor	1.88%

## 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.