

Pinellas Market Lens

Market Insight brief - 7 filtered parcels - June 17, 2026

Filters

City	Palm Harbor
Property type	Single Family Community Land Trust

Exact KPIs

Parcels analyzed	7
Median market value	\$359,550
Mean market value	\$380,684
Median price per sqft	\$232
Total market value	\$2,664,788
Median tax rate	1.79%
Avg assessed gap	\$143,729
Avg assessed gap %	36.36%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$359,550.
- The middle 50% of recorded market values spans \$354,958 to \$406,216.
- Palm Harbor is the largest city segment in this slice with 7 parcels.
- Single Family Community Land Trust 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	7	\$359,550

Top Property Type Segments

Type	Parcels	Median Value
Single Family Community Land Trust	7	\$359,550

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2249 CITRUS VALLEY CIR, Palm Harbor	58.39%
Assessed Gap	2095 GROVE VALLEY AVE, Palm Harbor	54.06%
Assessed Gap	1645 E GROVELEAF AVE, Palm Harbor	49.97%

Signal	Parcel	Metric
Assessed Gap	2357 BLUE RIDGE AVE, Palm Harbor	47.30%
Assessed Gap	2259 ADAM CT, Palm Harbor	44.80%
Tax Rate	284 ORANGE ST, Palm Harbor	8.19%
Tax Rate	1490 LOMAN CT, Palm Harbor	1.83%
Tax Rate	2357 BLUE RIDGE AVE, Palm Harbor	1.82%
Tax Rate	2259 ADAM CT, Palm Harbor	1.79%
Tax Rate	2095 GROVE VALLEY AVE, Palm Harbor	1.78%

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.