

Pinellas Market Lens

Market insight brief - 70 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Vacant Commercial Land

Exact KPIs

Parcels analyzed	70
Median market value	\$160,111
Mean market value	\$309,065
Median price per sqft	-
Total market value	\$21,634,566
Median tax rate	1.88%
Avg assessed gap	\$23,738
Avg assessed gap %	9.65%

Analyst Takeaways

- The current slice contains 70 parcels with a median market value of \$160,111.
- The middle 50% of recorded market values spans \$13,793 to \$328,471.
- Palm Harbor is the largest city segment in this slice with 70 parcels.
- Vacant Commercial Land 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	70	\$160,111

Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land	54	\$136,248
Vacant Commercial Land w/XFSB	16	\$271,255

Auditable Outliers

Signal	Parcel	Metric
Market Value	US HIGHWAY 19, Palm Harbor	\$2,753,914

Signal	Parcel	Metric
Market Value	33286 US HIGHWAY 19 N, Palm Harbor	\$1,880,000
Market Value	MOSS ROSE AVE, Palm Harbor	\$1,836,722
Market Value	TAMPA RD, Palm Harbor	\$1,777,000
Market Value	US HIGHWAY 19, Palm Harbor	\$987,647
Assessed Gap	OMAHA ST, Palm Harbor	98.84%
Assessed Gap	CURLEW RD, Palm Harbor	98.58%
Assessed Gap	EAST LAKE RD, Palm Harbor	82.74%
Assessed Gap	HILLSBOROUGH ST, Palm Harbor	57.26%
Assessed Gap	MAGNOLIA AVE, Palm Harbor	47.06%
Tax Rate	SALEM SQUARE PKWY, Palm Harbor	2.35%
Tax Rate	DE SOTO BLVD, Palm Harbor	2.35%
Tax Rate	BACKUS RD, Palm Harbor	2.35%
Tax Rate	VIRGINIA AVE, Palm Harbor	2.35%
Tax Rate	W GREEN HOLLOW DR, Palm Harbor	2.35%

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.