

# Pinellas Market Lens

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

## Filters

City	Palm Harbor
Property type	Vacant Industrial Land

## Exact KPIs

Parcels analyzed	13
Median market value	\$180,172
Mean market value	\$241,216
Median price per sqft	-
Total market value	\$3,135,809
Median tax rate	1.86%
Avg assessed gap	\$1,627
Avg assessed gap %	3.01%

## Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$180,172.
- The middle 50% of recorded market values spans \$54,015 to \$221,638.
- Palm Harbor is the largest city segment in this slice with 13 parcels.
- Vacant Industrial 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	13	\$180,172

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Industrial Land	10	\$128,127
Vacant Industrial Land w/XFSB	3	\$180,172

## Auditable Outliers

Signal	Parcel	Metric
Market Value	ALT 19, Palm Harbor	\$810,976

Signal	Parcel	Metric
Market Value	BEAR RIDGE CIR, Palm Harbor	\$617,163
Market Value	ALT 19, Palm Harbor	\$584,270
Assessed Gap	ALT 19, Palm Harbor	39.15%
Assessed Gap	ALT 19, Palm Harbor	0.00%
Assessed Gap	ALT 19, Palm Harbor	0.00%
Assessed Gap	BEAR RIDGE CIR, Palm Harbor	0.00%
Assessed Gap	3704 DE SOTO BLVD, Palm Harbor	0.00%
Tax Rate	ALT 19, Palm Harbor	2.40%
Tax Rate	ALT 19, Palm Harbor	1.88%
Tax Rate	3704 DE SOTO BLVD, Palm Harbor	1.87%
Tax Rate	ALT 19, Palm Harbor	1.86%
Tax Rate	HEDDEN CT, Palm Harbor	1.86%

## 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.