

Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

Filters

City	Palm Harbor
Property type	Vacant Institutional Land

Exact KPIs

Parcels analyzed	3
Median market value	\$102,000
Mean market value	\$231,937
Median price per sqft	-
Total market value	\$695,810
Median tax rate	1.86%
Avg assessed gap	\$18,695
Avg assessed gap %	18.33%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$102,000.
- The middle 50% of recorded market values spans \$92,905 to \$306,000.
- Palm Harbor is the largest city segment in this slice with 3 parcels.
- Vacant Institutional Land 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	3	\$102,000

Top Property Type Segments

Type	Parcels	Median Value
Vacant Institutional Land	3	\$102,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	16TH ST, Palm Harbor	54.98%
Assessed Gap	CURLEW RD, Palm Harbor	0.00%
Assessed Gap	CURLEW RD, Palm Harbor	0.00%

Signal	Parcel	Metric
Tax Rate	16TH ST, Palm Harbor	1.86%
Tax Rate	CURLEW RD, Palm Harbor	1.86%
Tax Rate	CURLEW RD, Palm Harbor	1.81%

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.