

# Pinellas Market Lens

Market insight brief · 12 filtered parcels · June 13, 2026

## Filters

City	Palm Harbor
Property type	Vacant Park Land

## Exact KPIs

Parcels analyzed	12
Median market value	\$237,958
Mean market value	\$635,872
Median price per sqft	-
Total market value	\$7,630,466
Median tax rate	2.10%
Avg assessed gap	\$41,274
Avg assessed gap %	2.86%

## Analyst Takeaways

- The current slice contains 12 parcels with a median market value of \$237,958.
- The middle 50% of recorded market values spans \$85 to \$995,256.
- Palm Harbor is the largest city segment in this slice with 12 parcels.
- Vacant Park 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	12	\$237,958

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Park Land	12	\$237,958

## Auditable Outliers

Signal	Parcel	Metric
Market Value	WILLARD ST, Palm Harbor	\$2,668,498
Assessed Gap	DE SOTO BLVD, Palm Harbor	34.33%

Signal	Parcel	Metric
Assessed Gap	WILLARD ST, Palm Harbor	0.00%
Assessed Gap	PINELLAS TRL, Palm Harbor	0.00%
Assessed Gap	PINELLAS TRL, Palm Harbor	0.00%
Assessed Gap	799 WILLARD ST, Palm Harbor	0.00%
Tax Rate	PINELLAS TRL, Palm Harbor	2.35%
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Tax Rate	PINELLAS TRL, Palm Harbor	2.35%
Tax Rate	1191 US ALT 19, 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.