

Pinellas Market Lens

Market insight brief - 352 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	352
Median market value	\$197,881
Mean market value	\$240,603
Median price per sqft	-
Total market value	\$68,812,518
Median tax rate	1.74%
Avg assessed gap	\$53,767
Avg assessed gap %	20.54%

Analyst Takeaways

- The current slice contains 352 parcels with a median market value of \$197,881.
- The middle 50% of recorded market values spans \$139,902 to \$263,445.
- Palm Harbor is the largest city segment in this slice with 352 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	352	\$197,881

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	352	\$197,881

Auditable Outliers

Signal	Parcel	Metric
Market Value	DRIFTWOOD CIR, Palm Harbor	\$2,576,240
Market Value	360 SHORE DR, Palm Harbor	\$1,912,866

Signal	Parcel	Metric
Market Value	HARBOR DR, Palm Harbor	\$1,258,638
Market Value	1676 HERMOSA DR, Palm Harbor	\$1,092,864
Market Value	MANNING RD, Palm Harbor	\$1,080,825
Assessed Gap	BEE POND RD, Palm Harbor	99.35%
Assessed Gap	3099 WILDS CT, Palm Harbor	90.66%
Assessed Gap	3043 WILDS CT, Palm Harbor	90.39%
Assessed Gap	3001 WILDS PL, Palm Harbor	90.31%
Assessed Gap	3028 WILDS CT, Palm Harbor	89.85%
Tax Rate	4907 TREE LINE DR, Palm Harbor	2.96%
Tax Rate	4903 TREE LINE DR, Palm Harbor	2.96%
Tax Rate	4911 TREE LINE DR, Palm Harbor	2.96%
Tax Rate	1875 HAVENLY RDG, Palm Harbor	2.96%
Tax Rate	1883 HAVENLY RDG, Palm Harbor	2.96%

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.