

# Pinellas Property Market Report

8,173 matching properties • May 30, 2026

Filters applied	Headline numbers
<b>City:</b> Safety Harbor	<b>Properties matched:</b> 8,173
	<b>Median market value:</b> \$421,225
	<b>Mean market value:</b> \$529,320
	<b>Min / Max:</b> \$0 / \$112,000,000
	<b>Mean square footage:</b> 2,298

## Top 200 properties by market value

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
330 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
295 N BAYSHORE DR	Safety Harbor	Vacant PUD	—			—
320 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
360 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
310 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
380 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
370 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
BAYSHORE DR	Safety Harbor	Subdivision common area	—			—
265 N BAYSHORE DR	Safety Harbor	Vacant PUD	—			—
BAYSHORE DR	Safety Harbor	Subdivision common area	—			—
275 N BAYSHORE DR	Safety Harbor	Vacant PUD	—			—
340 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
BAYSHORE BLVD	Safety Harbor	Right-of-Way Street and	—			—

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
350 JEFFERSON ST	Safety Harbor	Vacant PUD	—			—
215 2ND AVE N	Safety Harbor	Vacant Residential - lot	—			—
1066 3RD ST N	Safety Harbor	Single Family Home	—	624	1948	—
285 N BAYSHORE DR	Safety Harbor	Vacant PUD	—			—
2ND AVE N	Safety Harbor	Vacant Residential - lot	—			—
3231 MCMULLEN BOOTH RD	Safety Harbor	Hospital	\$112,000,000	644,150	1985	\$2,497,247
125 7TH AVE N	Safety Harbor	County Public Schools	\$28,841,400	160,827	2004	\$506,125
3113 STATE ROAD 580	Safety Harbor	Mobile Home Park (lot re	\$23,100,000	6,495	1972	\$399,697
2035 PHILIPPE PKWY	Safety Harbor	Apartments (50 units or	\$22,700,000	150,846	1974	\$383,178
1840 MEASE DR	Safety Harbor	General Office Bldg - mu	\$21,570,000	145,000	2002	\$376,212
2405 PHILIPPE PKWY	Safety Harbor	Church, Church School, C	\$21,413,872	116,065	1964	\$340,995
2475 MCMULLEN BOOTH RD	Safety Harbor	Strip Store - (2 or more	\$19,370,000	179,475	1990	\$339,635
105 N BAYSHORE DR	Safety Harbor	Hotels and Motels (50 un	\$18,800,000	262,091	1924	\$327,443
3351 MCMULLEN BOOTH RD	Safety Harbor	Hospital	\$17,750,000	4,398	2015	\$310,548
2200 MARSHALL ST	Safety Harbor	Church, Church School, C	\$16,261,406	62,725	2004	\$255,071
2525 PHILIPPE PKWY	Safety Harbor	Park Land - Public Park,	\$12,622,725	5,701	2003	\$232,359
2519 MCMULLEN BOOTH RD	Safety Harbor	Neighborhood Shopping Ce	\$11,330,000	86,917	1984	\$198,295
3432 STATE ROAD 580	Safety Harbor	Mobile Home Park (lot re	\$10,400,000	4,740	1974	\$181,139
2454 MCMULLEN BOOTH RD	Safety Harbor	Strip Store - (2 or more	\$9,735,000	68,675	1987	\$174,869
3180 ENTERPRISE RD E	Safety Harbor	Club, Lodge, Union Hall,	\$9,587,807	49,119	1972	\$193,259
100 MAIN ST	Safety Harbor	Strip Store - (2 or more	\$8,670,000	45,540	2006	\$152,401
3141 MCMULLEN BOOTH RD	Safety Harbor	ALF (10 or more units)	\$8,500,000	79,029	1999	\$156,755
3380 STATE ROAD 580	Safety Harbor	Church, Church School, C	\$7,821,776	40,904	1986	\$133,364
535 5TH AVE N	Safety Harbor	County Public Schools	\$7,818,365	65,684	1926	\$128,922
101 2ND ST N	Safety Harbor	City Gov't - Non-residen	\$7,601,228	30,801	1993	\$147,541

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
1410 DR ML KING JR ST N	Safety Harbor	Skilled Nursing, Memory	\$7,250,000	33,849	1985	\$73,152
3131 MCMULLEN BOOTH RD	Safety Harbor	Medical Office Building	\$7,150,000	52,350	1988	\$124,533
2525 MCMULLEN BOOTH RD	Safety Harbor	Church, Church School, C	\$7,143,948	37,829	1981	\$114,104
2600 PHILIPPE PKWY	Safety Harbor	Single Family Home	\$6,722,668	9,365	2002	\$115,380
940 7TH ST S	Safety Harbor	City Gov't - Non-residen	\$6,584,970	1,134	1983	\$117,627
3165 MCMULLEN BOOTH RD	Safety Harbor	General Office Bldg - mu	\$5,935,000	49,837	1999	\$104,503
910 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$5,276,682	7,125	2019	\$93,070
3260 MCMULLEN BOOTH RD	Safety Harbor	ALF (10 or more units)	\$5,200,000	44,600	1998	\$95,795
2800 PHILIPPE PKWY	Safety Harbor	Single Family Home	\$5,135,150	6,767	2021	\$85,516
2810 PHILIPPE PKWY	Safety Harbor	Single Family Home	\$5,120,318	7,218	2006	\$87,653
2701 RIGSBY LN	Safety Harbor	Church, Church School, C	\$5,055,390	28,247	1987	\$80,916
1200 RAILROAD AVE	Safety Harbor	City Gov't - Non-residen	\$4,849,369	26,748	1989	\$79,057
967 BAYSHORE BLVD S	Safety Harbor	Single Family Home	\$4,695,548	7,096	2016	\$81,592
201 MAIN ST	Safety Harbor	Store w/Office or Apartm	\$4,650,000	17,496	2019	\$81,861
101 PHILIPPE PKWY	Safety Harbor	Private Schools & Colleg	\$4,550,000	31,920	1926	\$87,086
3251 MCMULLEN BOOTH RD	Safety Harbor	Medical Office Building	\$4,450,000	35,243	1985	\$77,507
101 2ND AVE N	Safety Harbor	Apartments (10 - 49 unit	\$4,450,000	22,175	2019	\$81,861
1600 STATE ROAD 590	Safety Harbor	Improved Agricultural	\$4,430,447	106,219	1971	\$66,824
965 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$3,924,877	7,216	1993	\$74,027
329 S BAYSHORE BLVD	Safety Harbor	Literary, Scientific & C	\$3,874,799	3,621	1940	\$68,852
943 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$3,850,587	7,116	2008	\$69,173
3315 ENTERPRISE RD E	Safety Harbor	Single Family Home	\$3,810,747	8,831	2002	\$63,653
750 MAIN ST	Safety Harbor	City Gov't - Non-residen	\$3,753,016	15,383	1959	\$60,952
963 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$3,712,864	7,113	2008	\$66,342
650 9TH AVE S	Safety Harbor	City Gov't - Non-residen	\$3,561,139	21,494	2003	\$57,067

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
3301 MCMULLEN BOOTH RD	Safety Harbor	Skilled Nursing, Memory	\$3,550,000	36,475	1990	\$59,218
3320 MEANDER LN	Safety Harbor	Single Family Home	\$3,448,743	6,975	2004	\$57,074
2980 PHILIPPE PKWY	Safety Harbor	Single Family - more tha	\$3,447,076	6,711	1981	\$59,178
314 SIGNATURE TER	Safety Harbor	Single Family Home	\$3,282,643	11,334	1998	\$59,081
310 SIGNATURE CT	Safety Harbor	Single Family Home	\$3,233,535	8,087	2002	\$53,989
2495 MCMULLEN BOOTH RD	Safety Harbor	Single Building Store	\$3,195,000	14,208	2015	\$55,996
1701 MCMULLEN BOOTH RD	Safety Harbor	Single Building Store	\$3,180,000	14,466	2006	\$55,822
312 SIGNATURE CT	Safety Harbor	Single Family Home	\$3,101,988	7,872	2003	\$52,493
525 14TH AVE S	Safety Harbor	Church, Church School, C	\$3,090,058	25,708	1959	\$49,396
1404 3RD ST N	Safety Harbor	Single Family - more tha	\$3,057,001	9,541	2023	\$58,330
947 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,992,637	4,944	2008	\$53,247
2180 MCMULLEN BOOTH RD	Safety Harbor	Church, Church School, C	\$2,971,109	12,895	1990	\$48,280
600 PACKARD CT	Safety Harbor	Industrial Not Classifie	\$2,881,779	52,110	1966	\$44,697
S BAYSHORE BLVD	Safety Harbor	Vacant Commercial Land	\$2,849,990			\$49,639
125 PARK ST	Safety Harbor	Single Family Home	\$2,821,737	7,225	2010	\$49,690
303 SIGNATURE TER	Safety Harbor	Single Family Home	\$2,775,889	6,260	2001	\$46,302
3042 DOMINION CT	Safety Harbor	Single Family Home	\$2,765,234	6,915	2000	\$46,892
307 SIGNATURE TER	Safety Harbor	Single Family Home	\$2,750,785	7,486	2004	\$47,476
305 MAIN ST	Safety Harbor	Strip Store - (2 or more	\$2,685,000	8,936	1955	\$47,375
975 N BAYSHORE DR	Safety Harbor	Single Family Home	\$2,677,357	2,885	1970	\$59,247
550 MAIN ST	Safety Harbor	Strip Store - (2 or more	\$2,650,000	17,634	1971	\$46,504
3002 HARGETT LN	Safety Harbor	Single Family Home	\$2,635,088	7,826	1990	\$46,969
505 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,592,957	4,633	1991	\$42,677
302 SIGNATURE TER	Safety Harbor	Single Family Home	\$2,574,816	7,677	2001	\$44,271
965 HARBOR LAKE DR	Safety Harbor	Light Manufacturing	\$2,525,000	37,235	1981	\$47,897

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TIMBER BAY CIR	Safety Harbor	Electric Power Company (	\$2,454,641	950	1975	\$41,265
1025 PHILIPPE PKWY	Safety Harbor	Mobile Home Park (lot re	\$2,450,000	162	1990	\$42,672
2669 MCMULLEN BOOTH RD	Safety Harbor	Private Schools & Colleg	\$2,415,000	17,054	1995	\$48,071
105 VETERANS MEMORIAL LN	Safety Harbor	Park Land - Public Park,	\$2,406,267			\$43,350
113 WATEREDGE CT	Safety Harbor	Single Family Home	\$2,383,385	3,844	1997	\$40,324
2165 BOW LN	Safety Harbor	Single Family - more tha	\$2,369,959	13,213	1974	\$38,391
1575 10TH ST S	Safety Harbor	Vacant Commercial Land	\$2,357,964			\$44,372
605 PACKARD CT	Safety Harbor	Light Manufacturing	\$2,350,000	54,351	1987	\$43,978
2280 BOW LN	Safety Harbor	Single Family Home	\$2,300,027	5,296	2009	\$36,184
3041 DOMINION CT	Safety Harbor	Single Family Home	\$2,293,541	6,123	1996	\$40,237
3570 FAIRVIEW ST	Safety Harbor	Single Family Home	\$2,271,576	5,737	2015	\$37,912
401 2ND ST N	Safety Harbor	Church, Church School, C	\$2,266,854	11,806	1960	\$41,460
255 5TH AVE S	Safety Harbor	Church, Church School, C	\$2,248,049	10,902	1965	\$40,162
2901 RIGSBY LN	Safety Harbor	General Office	\$2,230,000	14,477	1998	\$38,840
951 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,228,580	4,254	1999	\$42,993
3266 ENTERPRISE RD E	Safety Harbor	Single Family Home	\$2,207,964	6,254	1972	\$36,487
3253 MCMULLEN BOOTH RD	Safety Harbor	Medical Office Building	\$2,205,000	15,633	1983	\$38,405
785 N BAYSHORE DR	Safety Harbor	Single Family Home	\$2,200,818	5,148	2019	\$40,478
3014 HARGETT LN	Safety Harbor	Single Family Home	\$2,173,357	6,841	1990	\$36,445
1303 N BAYSHORE DR	Safety Harbor	Single Family Home	\$2,173,173	4,211	2001	\$41,217
3010 HARGETT LN	Safety Harbor	Single Family Home	\$2,171,235	6,950	1978	\$35,754
945 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,114,337	5,029	1996	\$40,105
953 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,113,412	4,147	1991	\$40,320
1100 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$2,099,864	3,958	1988	\$43,327
114 WATEREDGE CT	Safety Harbor	Single Family Home	\$2,072,452	4,014	1996	\$35,321

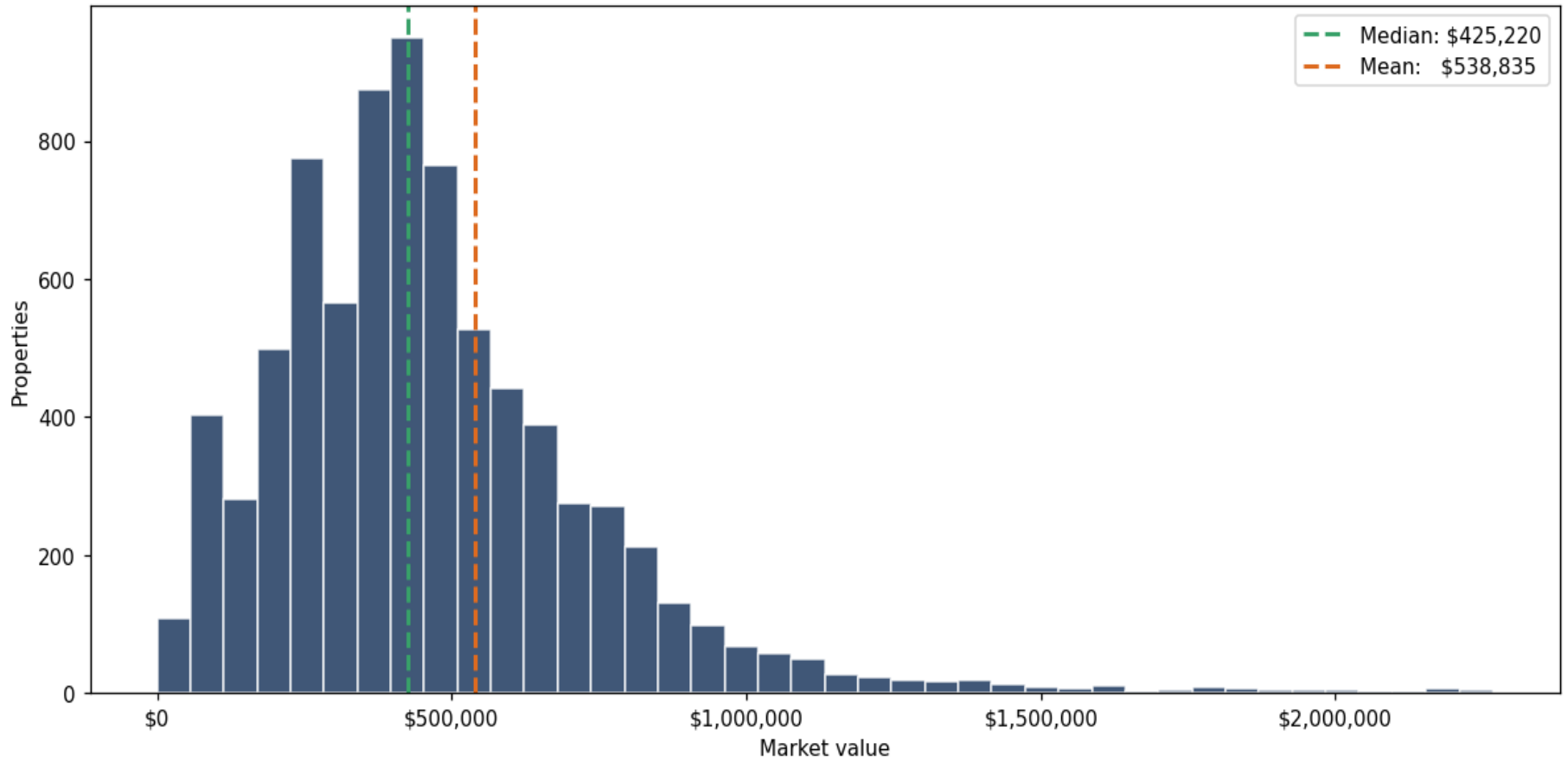
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
309 SIGNATURE TER	Safety Harbor	Single Family Home	\$2,061,877	5,515	2001	\$34,799
737 MAIN ST	Safety Harbor	General Office	\$2,015,000	8,327	1963	\$35,705
500 9TH AVE S	Safety Harbor	Apartments (10 - 49 unit	\$2,000,000	15,400	1985	\$34,834
1307 BAYSHORE DR	Safety Harbor	Single Family Home	\$1,990,512	4,227	2012	\$36,710
1400 10TH ST S	Safety Harbor	Park Land - Public Park,	\$1,988,553	1,520	1955	\$35,805
2850 PHILIPPE PKWY	Safety Harbor	Single Family Home	\$1,984,882	4,373	2024	\$33,068
2105 BOW LN	Safety Harbor	Single Family Home	\$1,983,065	4,724	2008	\$31,000
3246 ENTERPRISE RD E	Safety Harbor	Single Family Home	\$1,971,857	7,438	1985	\$32,521
3135 STATE ROAD 580	Safety Harbor	General Office	\$1,970,000	15,648	1987	\$34,346
3291 MCMULLEN BOOTH RD	Safety Harbor	Medical Office Building	\$1,950,000	10,567	1992	\$33,964
1001 N BAYSHORE DR	Safety Harbor	Single Family Home	\$1,939,651	4,594	2018	\$34,438
815 N BAYSHORE DR	Safety Harbor	Single Family Home	\$1,900,684	4,362	2016	\$33,842
555 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$1,888,298	4,697	1991	\$36,949
301 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,882,419	5,895	2002	\$31,469
7TH ST S	Safety Harbor	Vacant Commercial Land	\$1,879,936			\$32,743
745 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$1,873,248	5,692	2019	\$34,032
316 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,868,452	6,114	1999	\$32,286
253 IRON AGE ST	Safety Harbor	Single Family Home	\$1,861,233	2,862	2015	\$27,121
200 9TH AVE N	Safety Harbor	General Office	\$1,850,000	18,744	2001	\$33,093
1537 MAIN ST	Safety Harbor	Single Family - more tha	\$1,843,981	5,107	2014	\$29,793
3047 GLENWOOD CT	Safety Harbor	Single Family Home	\$1,824,047	6,965	2014	\$30,834
2417 HUNTINGTON BLVD	Safety Harbor	Single Family Home	\$1,822,022	7,514	1987	\$32,792
1625 MCMULLEN BOOTH RD	Safety Harbor	Convenience Store	\$1,820,000	3,935	2002	\$32,396
1102 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$1,810,721	3,682	1990	\$34,835
313 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,809,782	5,783	2001	\$31,310

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
306 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,808,995	5,712	1998	\$30,839
1703 MCMULLEN BOOTH RD	Safety Harbor	Post Office	\$1,803,620	4,089	2007	\$32,604
3011 HARGETT LN	Safety Harbor	Single Family Home	\$1,803,007	4,466	1996	\$29,272
601 PHILIPPE PKWY	Safety Harbor	Church, Church School, C	\$1,783,933	8,428	1958	\$32,278
109 WATEREDGE CT	Safety Harbor	Single Family Home	\$1,771,249	4,637	2005	\$29,706
111 WATEREDGE CT	Safety Harbor	Single Family Home	\$1,756,989	4,003	1994	\$30,113
3044 DOMINION CT	Safety Harbor	Single Family Home	\$1,745,037	5,329	2002	\$28,857
3155 MCMULLEN BOOTH RD	Safety Harbor	Medical Office Building	\$1,745,000	9,767	2002	\$30,393
901 DR ML KING JR ST N	Safety Harbor	Industrial Not Classifie	\$1,739,840	32,400	1971	\$26,880
3022 HARGETT LN	Safety Harbor	Single Family Home	\$1,738,605	6,422	1993	\$28,790
987 WITHLACOCHEE ST	Safety Harbor	General Warehouse	\$1,725,000	20,900	1984	\$31,873
601 MAIN ST	Safety Harbor	Financial Institution	\$1,679,100	2,688	1976	\$29,245
959 9TH AVE N	Safety Harbor	Single Family - more tha	\$1,669,223	4,253	2001	\$27,930
504 CREEKSIDE CT	Safety Harbor	Single Family Home	\$1,656,244	4,284	2005	\$29,021
3016 KEY HARBOR DR	Safety Harbor	Single Family Home	\$1,640,447	3,657	1995	\$28,677
3022 KEY HARBOR DR	Safety Harbor	Single Family Home	\$1,635,752	3,413	1995	\$29,015
3333 ENTERPRISE RD E	Safety Harbor	Single Family Home	\$1,630,317	4,615	1959	\$26,051
3000 HARGETT LN	Safety Harbor	Single Family Home	\$1,628,926	4,328	1978	\$26,540
305 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,626,399	5,661	2001	\$27,992
1407 N BAYSHORE DR	Safety Harbor	Single Family Home	\$1,625,661	2,458	2002	\$33,515
319 BAILEY ST	Safety Harbor	Single Family Home	\$1,620,715	2,806	2024	\$28,213
2454 MCMULLEN BOOTH RD	Safety Harbor	Fast Food Restaurant	\$1,600,000	4,920	1986	\$28,738
231 2ND ST S # 101	Safety Harbor	Condo Office (Unit)	\$1,600,000	2,880	2022	\$22,294
304 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,598,799	5,648	1999	\$26,937
531 MAIN ST	Safety Harbor	General Office	\$1,590,000	9,800	1984	\$28,390

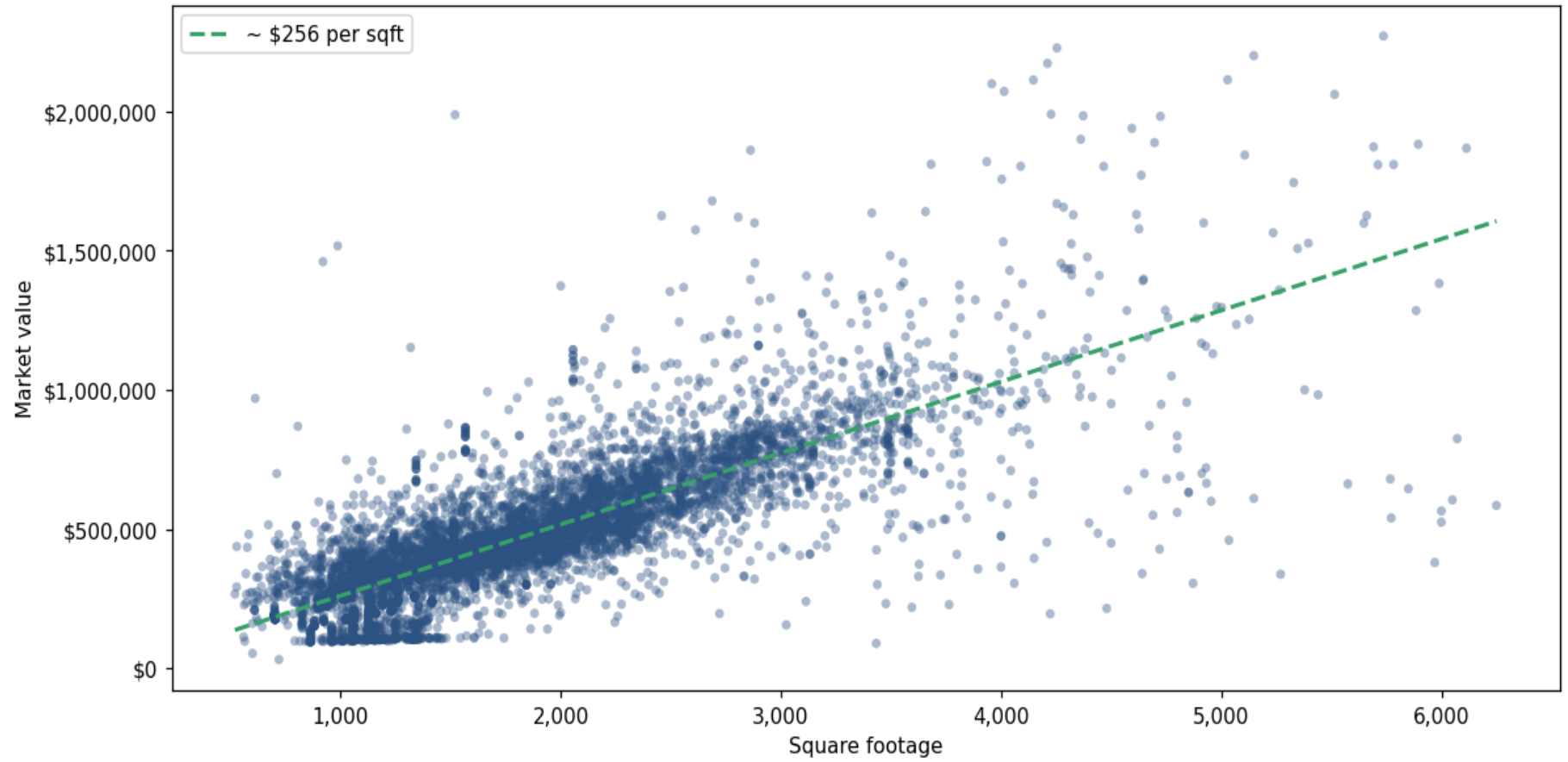
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
2870 PHILIPPE PKWY	Safety Harbor	Single Family Home	\$1,578,499	4,627	1979	\$26,628
3020 KEY HARBOR DR	Safety Harbor	Single Family Home	\$1,575,013	2,612	1995	\$28,752
454 MAIN ST	Safety Harbor	Store w/Office or Apartm	\$1,570,000	9,139	1918	\$33,093
3095 MCMULLEN BOOTH RD	Safety Harbor	City Gov't - Non-residen	\$1,569,678	12,252	1983	\$25,118
508 CREEKSIDE CT	Safety Harbor	Single Family Home	\$1,564,590	5,236	2013	\$25,306
105 WESTBROOK CT	Safety Harbor	Single Family Home	\$1,531,976	4,010	1995	\$26,194
1609 HAMPTON CT	Safety Harbor	Single Family Home	\$1,527,240	5,396	1989	\$27,951
3033 ENTERPRISE RD E	Safety Harbor	Financial Institution	\$1,525,000	4,319	2011	\$26,561
MARSHALL ST	Safety Harbor	City Gov't - Non-residen	\$1,517,572	987	1990	\$27,107
3018 HARGETT LN	Safety Harbor	Single Family Home	\$1,507,979	5,347	1985	\$24,654
MAIN ST	Safety Harbor	Vacant Commercial Land	\$1,501,032			\$26,948
VETERANS MEMORIAL LN	Safety Harbor	Marina - Boat Storage (H	\$1,490,000			\$26,997
3341 MEANDER LN	Safety Harbor	Single Family Home	\$1,482,559	3,496	2016	\$24,262
2419 MADRID AVE	Safety Harbor	Single Family Home	\$1,477,336	4,392	2024	\$23,249
2075 SWAN LN	Safety Harbor	City Gov't - Non-residen	\$1,460,719	920	1986	\$26,007
2413 HUNTINGTON BLVD	Safety Harbor	Single Family Home	\$1,460,059	6,668	1987	\$26,335
2542 LOBERG CT	Safety Harbor	Single Family Home	\$1,457,392	3,555	2008	\$25,347
3018 KEY HARBOR DR	Safety Harbor	Single Family Home	\$1,455,675	2,882	1995	\$25,490
1201 N BAYSHORE DR	Safety Harbor	Single Family Home	\$1,454,377	4,272	2021	\$26,904
380 3RD ST S	Safety Harbor	Apartments (5-9 units)	\$1,450,000	7,070	1970	\$25,255
985 HARBOR LAKE DR	Safety Harbor	General Warehouse	\$1,440,000	18,300	1985	\$26,997
3046 DOMINION CT	Safety Harbor	Single Family Home	\$1,437,306	4,288	2000	\$23,761
S BAYSHORE BLVD	Safety Harbor	Vacant Commercial Land w	\$1,436,330			\$24,975
3585 FAIRVIEW ST	Safety Harbor	Single Family Home	\$1,435,822	4,321	2003	\$24,625
3583 FAIRVIEW ST	Safety Harbor	Single Family Home	\$1,434,290	4,306	2021	\$23,309

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1601 MAIN ST	Safety Harbor	Single Family Home	\$1,429,283	4,039	2020	\$23,301
935 MAIN ST	Safety Harbor	General Office	\$1,415,000	8,125	1986	\$24,907
3026 HARGETT LN	Safety Harbor	Single Family Home	\$1,412,624	4,321	1998	\$23,127
1475 MCMULLEN BOOTH RD	Safety Harbor	Financial Institution	\$1,411,000	4,446	2012	\$24,576
104 ROYAL CT	Safety Harbor	Single Family Home	\$1,409,676	3,116	1995	\$24,773
333 S BAYSHORE BLVD	Safety Harbor	Single Family Home	\$1,405,562	3,218	1905	\$29,764
311 SIGNATURE TER	Safety Harbor	Single Family Home	\$1,397,614	4,648	2000	\$23,616
3014 KEY HARBOR DR	Safety Harbor	Single Family Home	\$1,396,532	2,862	1994	\$24,351
3101 STATE ROAD 580	Safety Harbor	Strip Store - (2 or more	\$1,395,000	10,356	1978	\$26,820
825 2ND ST S	Safety Harbor	Telephone Company Proper	\$1,393,120	13,340	1974	\$24,937
3045 DOMINION CT	Safety Harbor	Single Family Home	\$1,392,122	4,644	2000	\$23,264
3502 SHORE DR	Safety Harbor	Single Family Home	\$1,386,390	3,558	2002	\$23,908

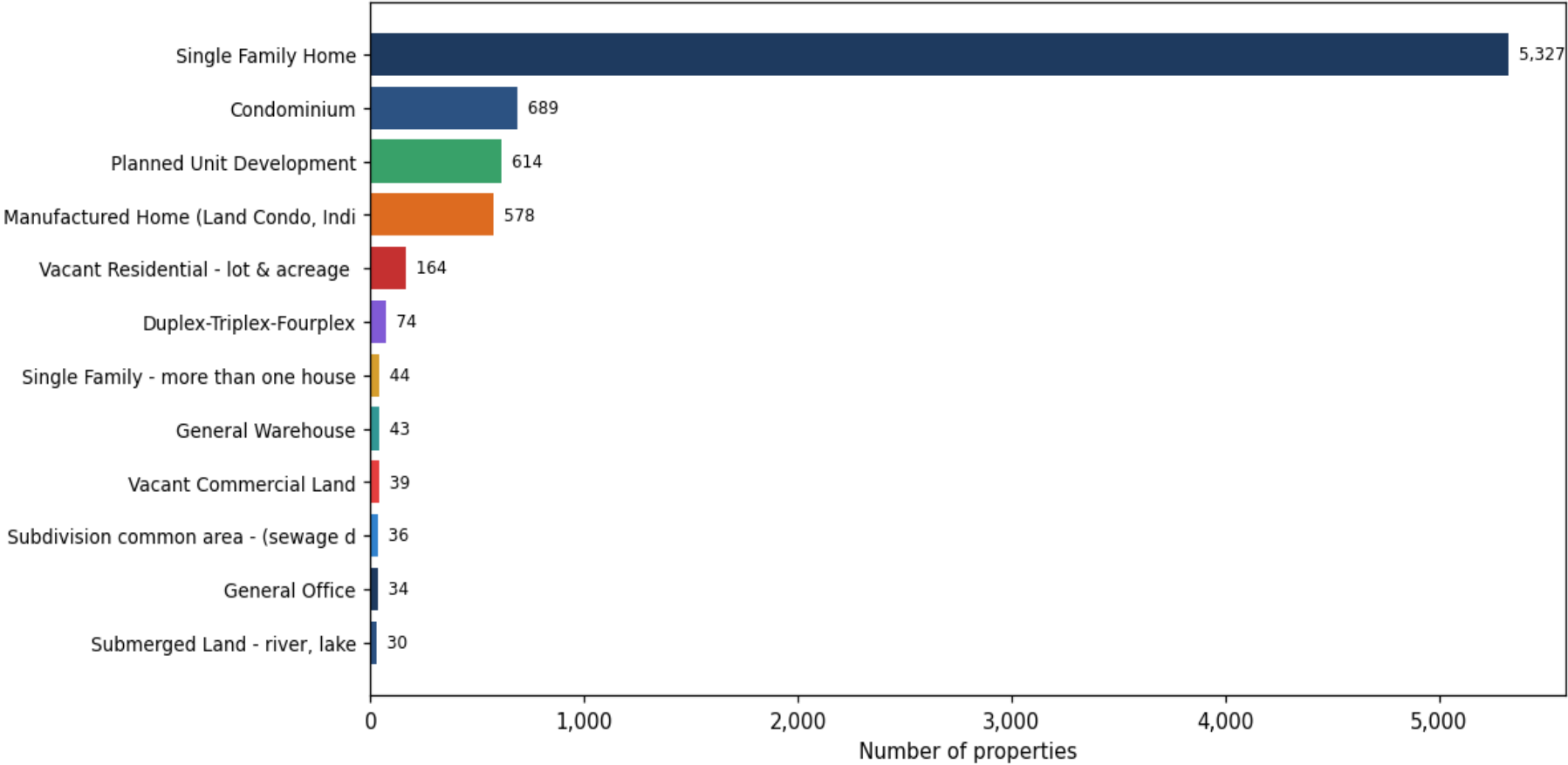
**Market value distribution (n=8,011, top 1% trimmed for readability)**



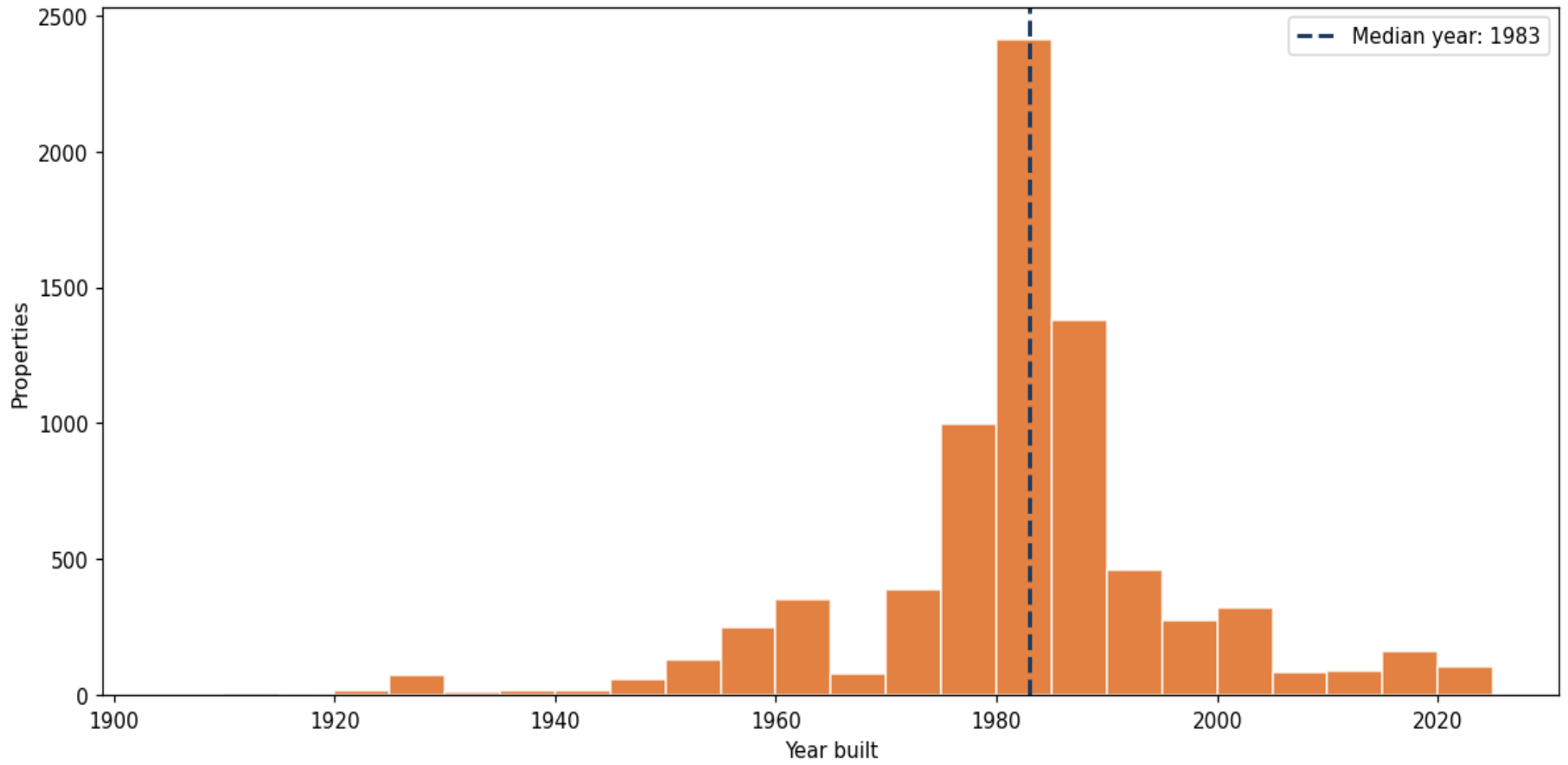
**Building size vs. market value (n=7,522, outliers trimmed)**



### Top property types by count



**Year built distribution (5-year buckets)**



**Market value vs. assessed value (gap = untaxed appreciation)**

