

Pinellas Market Lens

Market insight brief • 7 filtered parcels • June 13, 2026

Filters

City	Safety Harbor
Property type	ALF (10 or more units)

Exact KPIs

Parcels analyzed	7
Median market value	\$520,000
Mean market value	\$2,358,571
Median price per sqft	\$116
Total market value	\$16,510,000
Median tax rate	1.84%
Avg assessed gap	\$147,957
Avg assessed gap %	3.48%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$520,000.
- The middle 50% of recorded market values spans \$317,500 to \$3,275,000.
- Safety Harbor is the largest city segment in this slice with 7 parcels.
- ALF (10 or more units) 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
Safety Harbor	7	\$520,000

Top Property Type Segments

Type	Parcels	Median Value
ALF (10 or more units)	7	\$520,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	3141 MCMULLEN BOOTH RD, Safety Harbor	\$8,500,000
Assessed Gap	3297 STATE ROAD 580, Safety Harbor	14.44%

Signal	Parcel	Metric
Assessed Gap	3141 MCMULLEN BOOTH RD, Safety Harbor	9.89%
Assessed Gap	475 MAPLEWAY, Safety Harbor	0.00%
Assessed Gap	3260 MCMULLEN BOOTH RD, Safety Harbor	0.00%
Assessed Gap	485 MAPLEWAY, Safety Harbor	0.00%
Tax Rate	475 MAPLEWAY, Safety Harbor	1.86%
Tax Rate	485 MAPLEWAY, Safety Harbor	1.86%
Tax Rate	1045 HARBOR LAKE DR, Safety Harbor	1.85%
Tax Rate	3141 MCMULLEN BOOTH RD, Safety Harbor	1.84%
Tax Rate	3260 MCMULLEN BOOTH RD, Safety Harbor	1.84%

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.