

Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 17, 2026

Filters

City	Safety Harbor
Property type	ALF - Boarding House (less than 10 units)

Exact KPIs

Parcels analyzed	5
Median market value	\$434,213
Mean market value	\$497,277
Median price per sqft	\$252
Total market value	\$2,486,383
Median tax rate	1.63%
Avg assessed gap	\$153,911
Avg assessed gap %	28.88%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$434,213.
- The middle 50% of recorded market values spans \$363,987 to \$696,022.
- Safety Harbor is the largest city segment in this slice with 5 parcels.
- ALF - Boarding House (less than 10 units) 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
Safety Harbor	5	\$434,213

Top Property Type Segments

Type	Parcels	Median Value
ALF - Boarding House (less than 10 units)	5	\$434,213

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	856 5TH ST S, Safety Harbor	56.06%
Assessed Gap	655 PINE ST, Safety Harbor	47.05%
Assessed Gap	655 5TH AVE N, Safety Harbor	25.49%

Signal	Parcel	Metric
Assessed Gap	35 HARBOR WOODS CIR, Safety Harbor	12.70%
Assessed Gap	2235 GLEN DR, Safety Harbor	3.12%
Tax Rate	655 PINE ST, Safety Harbor	1.83%
Tax Rate	35 HARBOR WOODS CIR, Safety Harbor	1.72%
Tax Rate	2235 GLEN DR, Safety Harbor	1.63%
Tax Rate	856 5TH ST S, Safety Harbor	1.57%
Tax Rate	655 5TH AVE N, Safety Harbor	1.55%

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.