

Pinellas Market Lens

Market Insight brief - 4 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
Property type	Financial Institution

Exact KPIs

Parcels analyzed	4
Median market value	\$1,468,000
Mean market value	\$1,461,275
Median price per sqft	\$348
Total market value	\$5,845,100
Median tax rate	1.74%
Avg assessed gap	\$87,608
Avg assessed gap %	5.22%

Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$1,468,000.
- The middle 50% of recorded market values spans \$1,365,750 to \$1,563,525.
- Safety Harbor is the largest city segment in this slice with 4 parcels.
- Financial Institution 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	4	\$1,468,000

Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	4	\$1,468,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	601 MAIN ST, Safety Harbor	20.87%
Assessed Gap	3033 ENTERPRISE RD E, Safety Harbor	0.00%
Assessed Gap	3029 ENTERPRISE RD E, Safety Harbor	0.00%

Signal	Parcel	Metric
Assessed Gap	1475 MCMULLEN BOOTH RD, Safety Harbor	0.00%
Tax Rate	1475 MCMULLEN BOOTH RD, Safety Harbor	1.74%
Tax Rate	3029 ENTERPRISE RD E, Safety Harbor	1.74%
Tax Rate	601 MAIN ST, Safety Harbor	1.74%
Tax Rate	3033 ENTERPRISE RD E, Safety Harbor	1.74%

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.