

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	11
Median market value	\$490,000
Mean market value	\$560,455
Median price per sqft	\$310
Total market value	\$6,165,000
Median tax rate	1.79%
Avg assessed gap	\$45,825
Avg assessed gap %	9.16%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$490,000.
- The middle 50% of recorded market values spans \$355,000 to \$575,000.
- Safety Harbor is the largest city segment in this slice with 11 parcels.
- Restaurant, Cafeteria 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	11	\$490,000

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	11	\$490,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	1465 MCMULLEN BOOTH RD, Safety Harbor	\$1,235,000
Market Value	443 MAIN ST, Safety Harbor	\$990,000

Signal	Parcel	Metric
Assessed Gap	155 5TH AVE N, Safety Harbor	35.10%
Assessed Gap	915 MAIN ST, Safety Harbor	33.83%
Assessed Gap	195 4TH AVE N, Safety Harbor	12.89%
Assessed Gap	156 4TH AVE N, Safety Harbor	8.87%
Assessed Gap	122 3RD AVE N, Safety Harbor	6.83%
Tax Rate	195 4TH AVE N, Safety Harbor	1.95%
Tax Rate	997 MAIN ST, Safety Harbor	1.88%
Tax Rate	156 4TH AVE N, Safety Harbor	1.80%
Tax Rate	443 MAIN ST, Safety Harbor	1.79%
Tax Rate	122 3RD AVE N, Safety Harbor	1.79%

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.