

# Pinellas Market Lens

Market insight brief - 17 filtered parcels - June 13, 2026

## Filters

City	Safety Harbor
Property type	Strip Store - (2 or more stores)

## Exact KPIs

Parcels analyzed	17
Median market value	\$805,000
Mean market value	\$3,072,941
Median price per sqft	\$228
Total market value	\$52,240,000
Median tax rate	1.78%
Avg assessed gap	\$65,807
Avg assessed gap %	8.77%

## Analyst Takeaways

- The current slice contains 17 parcels with a median market value of \$805,000.
- The middle 50% of recorded market values spans \$625,000 to \$2,650,000.
- Safety Harbor is the largest city segment in this slice with 17 parcels.
- Strip Store - (2 or more stores) 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	17	\$805,000

## Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	17	\$805,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2475 MCMULLEN BOOTH RD, Safety Harbor	\$19,370,000
Market Value	2454 MCMULLEN BOOTH RD, Safety Harbor	\$9,735,000

Signal	Parcel	Metric
Market Value	100 MAIN ST, Safety Harbor	\$8,670,000
Assessed Gap	226 MAIN ST, Safety Harbor	33.53%
Assessed Gap	344 MAIN ST, Safety Harbor	30.89%
Assessed Gap	330 MAIN ST, Safety Harbor	27.38%
Assessed Gap	132 7TH AVE S, Safety Harbor	24.93%
Assessed Gap	310 MAIN ST, Safety Harbor	13.28%
Tax Rate	132 7TH AVE S, Safety Harbor	2.62%
Tax Rate	3101 STATE ROAD 580, Safety Harbor	1.92%
Tax Rate	680 MAIN ST, Safety Harbor	1.85%
Tax Rate	335 PHILIPPE PKWY, Safety Harbor	1.81%
Tax Rate	835 MAIN ST, Safety Harbor	1.80%

## 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.