

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
Property type	Vacant Commercial Land w/XFSB

Exact KPIs

Parcels analyzed	10
Median market value	\$582,852
Mean market value	\$581,164
Median price per sqft	-
Total market value	\$5,811,644
Median tax rate	1.80%
Avg assessed gap	\$57,427
Avg assessed gap %	8.72%

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$582,852.
- The middle 50% of recorded market values spans \$284,962 to \$844,510.
- Safety Harbor is the largest city segment in this slice with 10 parcels.
- Vacant Commercial Land w/XFSB 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	10	\$582,852

Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	10	\$582,852

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2ND ST S, Safety Harbor	31.17%
Assessed Gap	2ND ST S, Safety Harbor	30.12%
Assessed Gap	S BAYSHORE BLVD, Safety Harbor	16.35%

Signal	Parcel	Metric
Assessed Gap	MAIN ST, Safety Harbor	9.60%
Assessed Gap	BAYSHORE BLVD, Safety Harbor	0.00%
Tax Rate	MEASE DR, Safety Harbor	2.07%
Tax Rate	BAYSHORE BLVD, Safety Harbor	1.84%
Tax Rate	MAIN ST, Safety Harbor	1.83%
Tax Rate	2ND AVE, Safety Harbor	1.81%
Tax Rate	2ND ST S, 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.