

Pinellas Market Lens

Market insight brief - 7,620 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
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Exact KPIs

Parcels analyzed	7,620
Median market value	\$421,406
Mean market value	\$475,977
Median price per sqft	\$255
Total market value	\$3,625,519,974
Median tax rate	1.73%
Avg assessed gap	\$179,239
Avg assessed gap %	35.96%

Analyst Takeaways

- The current slice contains 7,620 parcels with a median market value of \$421,406.
- The middle 50% of recorded market values spans \$278,339 to \$586,991.
- Safety Harbor is the largest city segment in this slice with 7,620 parcels.
- Single Family Home 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	7,620	\$421,406

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	5,327	\$487,607
Condominium	689	\$234,282
Planned Unit Development	614	\$255,008
Manufactured Home (Land Condo, Individually Owned)	578	\$107,384
Vacant Residential - lot & acreage less than 5 acres	164	\$227,740
Duplex-Triplex-Fourplex	74	\$400,000

Type	Parcels	Median Value
Single Family - more than one house per parcel	44	\$733,416
Condo Office (Unit)	26	\$276,375

Auditable Outliers

Signal	Parcel	Metric
Market Value	3113 STATE ROAD 580, Safety Harbor	\$23,100,000
Market Value	3432 STATE ROAD 580, Safety Harbor	\$10,400,000
Market Value	3141 MCMULLEN BOOTH RD, Safety Harbor	\$8,500,000
Market Value	2600 PHILIPPE PKWY, Safety Harbor	\$6,722,668
Market Value	910 S BAYSHORE BLVD, Safety Harbor	\$5,276,682
Assessed Gap	CHURCH ST, Safety Harbor	92.06%
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Assessed Gap	CHURCH ST, Safety Harbor	92.06%
Assessed Gap	CHURCH ST, Safety Harbor	91.45%
Assessed Gap	626 FAYETTE DR S, Safety Harbor	89.73%
Tax Rate	TIMBERVIEW DR, Safety Harbor	25.00%
Tax Rate	FAYETTE DR, Safety Harbor	25.00%
Tax Rate	FAYETTE DR, Safety Harbor	25.00%
Tax Rate	3426 CHANNELSIDE CT, Safety Harbor	19.56%
Tax Rate	1703 CEDAR ST, Safety Harbor	10.47%

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.