

# Pinellas Market Lens

Market insight brief - 8,173 filtered parcels - June 13, 2026

## Filters

City	Safety Harbor
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## Exact KPIs

Parcels analyzed	8,173
Median market value	\$421,225
Mean market value	\$529,320
Median price per sqft	\$254
Total market value	\$4,316,607,802
Median tax rate	1.74%
Avg assessed gap	\$173,154
Avg assessed gap %	34.63%

## Analyst Takeaways

- The current slice contains 8,173 parcels with a median market value of \$421,225.
- The middle 50% of recorded market values spans \$277,386 to \$598,719.
- Safety Harbor is the largest city segment in this slice with 8,173 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	8,173	\$421,225

## 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
General Warehouse	43	\$680,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	3231 MCMULLEN BOOTH RD, Safety Harbor	\$112,000,000
Market Value	125 7TH AVE N, Safety Harbor	\$28,841,400
Market Value	3113 STATE ROAD 580, Safety Harbor	\$23,100,000
Market Value	2035 PHILIPPE PKWY, Safety Harbor	\$22,700,000
Market Value	1840 MEASE DR, Safety Harbor	\$21,570,000
Assessed Gap	SHORE DR, Safety Harbor	98.44%
Assessed Gap	POSSUM BRANCH, Safety Harbor	98.37%
Assessed Gap	SHORE DR, Safety Harbor	98.19%
Assessed Gap	S BAYSHORE BLVD, Safety Harbor	98.05%
Assessed Gap	BRIARWOOD CIR, Safety Harbor	97.91%
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.