

Pinellas Market Lens

Market insight brief - 64 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Auto/Marine Repair

Exact KPIs

Parcels analyzed	64
Median market value	\$419,500
Mean market value	\$487,946
Median price per sqft	\$117
Total market value	\$31,228,530
Median tax rate	2.00%
Avg assessed gap	\$51,985
Avg assessed gap %	11.23%

Analyst Takeaways

- The current slice contains 64 parcels with a median market value of \$419,500.
- The middle 50% of recorded market values spans \$347,250 to \$591,250.
- Clearwater is the largest city segment in this slice with 64 parcels.
- Auto/Marine Repair 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
Clearwater	64	\$419,500

Top Property Type Segments

Type	Parcels	Median Value
Auto/Marine Repair	64	\$419,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	1141 COURT ST, Clearwater	\$1,245,000
Market Value	27941 US HIGHWAY 19 N, Clearwater	\$1,007,930

Signal	Parcel	Metric
Market Value	12737 US HIGHWAY 19 N, Clearwater	\$959,000
Assessed Gap	1501 S FT HARRISON AVE, Clearwater	49.24%
Assessed Gap	1798 N HERCULES AVE, Clearwater	41.47%
Assessed Gap	1927 DREW ST, Clearwater	40.47%
Assessed Gap	1216 N FT HARRISON AVE, Clearwater	38.18%
Assessed Gap	1300 SUNSET POINT RD, Clearwater	33.76%
Tax Rate	4245 118TH AVE N, Clearwater	2.89%
Tax Rate	1501 S FT HARRISON AVE, Clearwater	2.37%
Tax Rate	1645 S MISSOURI AVE, Clearwater	2.31%
Tax Rate	812 PARK ST, Clearwater	2.22%
Tax Rate	812 PARK ST, Clearwater	2.20%

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.