

Pinellas Market Lens

Market insight brief · 12 filtered parcels · June 13, 2026

Filters

City	Clearwater
Property type	Bar, With or Without Package Store

Exact KPIs

Parcels analyzed	12
Median market value	\$490,000
Mean market value	\$605,417
Median price per sqft	\$165
Total market value	\$7,265,000
Median tax rate	2.03%
Avg assessed gap	\$34,243
Avg assessed gap %	7.39%

Analyst Takeaways

- The current slice contains 12 parcels with a median market value of \$490,000.
- The middle 50% of recorded market values spans \$423,750 to \$757,500.
- Clearwater is the largest city segment in this slice with 12 parcels.
- Bar, With or Without Package Store 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	12	\$490,000

Top Property Type Segments

Type	Parcels	Median Value
Bar, With or Without Package Store	12	\$490,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	3860 ULMERTON RD, Clearwater	\$1,315,000
Assessed Gap	600 MANDALAY AVE, Clearwater	39.29%

Signal	Parcel	Metric
Assessed Gap	1212 ROGERS ST, Clearwater	16.21%
Assessed Gap	840 CLEVELAND ST, Clearwater	11.27%
Assessed Gap	12880 US HIGHWAY 19 N, Clearwater	10.46%
Assessed Gap	24652 US HIGHWAY 19 N, Clearwater	6.68%
Tax Rate	1700 N FT HARRISON AVE, Clearwater	2.12%
Tax Rate	1270 S HIGHLAND AVE, Clearwater	2.08%
Tax Rate	840 CLEVELAND ST, Clearwater	2.06%
Tax Rate	600 MANDALAY AVE, Clearwater	2.05%
Tax Rate	1212 ROGERS ST, Clearwater	2.05%

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.