

Pinellas Market Lens

Market Insight brief - 8 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Car Wash

Exact KPIs

Parcels analyzed	8
Median market value	\$715,000
Mean market value	\$682,500
Median price per sqft	\$218
Total market value	\$5,460,000
Median tax rate	2.00%
Avg assessed gap	\$38,700
Avg assessed gap %	4.67%

Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$715,000.
- The middle 50% of recorded market values spans \$511,250 to \$866,250.
- Clearwater is the largest city segment in this slice with 8 parcels.
- Car Wash 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
Clearwater	8	\$715,000

Top Property Type Segments

Type	Parcels	Median Value
Car Wash	8	\$715,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2185 SUNSET POINT RD, Clearwater	33.28%
Assessed Gap	1410 N BETTY LN, Clearwater	4.08%
Assessed Gap	1430 S MISSOURI AVE, Clearwater	0.00%

Signal	Parcel	Metric
Assessed Gap	1880 GULF TO BAY BLVD, Clearwater	0.00%
Assessed Gap	23331 US HIGHWAY 19 N, Clearwater	0.00%
Tax Rate	2185 SUNSET POINT RD, Clearwater	2.96%
Tax Rate	1410 N BETTY LN, Clearwater	2.32%
Tax Rate	1365 CLEVELAND ST, Clearwater	2.03%
Tax Rate	2620 DREW ST, Clearwater	2.01%
Tax Rate	1430 S MISSOURI AVE, Clearwater	2.00%

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.