

# Pinellas Market Lens

Market insight brief - 24 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	County Public Schools

## Exact KPIs

Parcels analyzed	24
Median market value	\$8,732,450
Mean market value	\$11,415,943
Median price per sqft	\$114
Total market value	\$273,982,635
Median tax rate	1.84%
Avg assessed gap	\$396,838
Avg assessed gap %	8.30%

## Analyst Takeaways

- The current slice contains 24 parcels with a median market value of \$8,732,450.
- The middle 50% of recorded market values spans \$2,002,903 to \$18,087,898.
- Clearwater is the largest city segment in this slice with 24 parcels.
- County Public Schools 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	24	\$8,732,450

## Top Property Type Segments

Type	Parcels	Median Value
County Public Schools	21	\$11,035,905
Vacant County Public Schools	3	\$136,400

## Auditable Outliers

Signal	Parcel	Metric
Market Value	3000 STATE ROAD 580, Clearwater	\$44,248,002

Signal	Parcel	Metric
Assessed Gap	FAIRMONT ST, Clearwater	83.58%
Assessed Gap	GROVE CIRCLE CT, Clearwater	58.77%
Assessed Gap	1951 GULF TO BAY BLVD, Clearwater	9.03%
Assessed Gap	14405 49TH ST N, Clearwater	8.25%
Assessed Gap	1370 S BELCHER RD, Clearwater	5.01%
Tax Rate	2230 SHARKEY RD, Clearwater	50.67%
Tax Rate	PINELLAS ST, Clearwater	1.98%
Tax Rate	FAIRMONT ST, Clearwater	1.98%
Tax Rate	1715 KINGS HWY, Clearwater	1.97%
Tax Rate	1360 SANDY LN, Clearwater	1.97%

## 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.