

# Pinellas Market Lens

Market insight brief - 269 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	General Warehouse

## Exact KPIs

Parcels analyzed	269
Median market value	\$595,000
Mean market value	\$888,202
Median price per sqft	\$80
Total market value	\$238,926,246
Median tax rate	1.99%
Avg assessed gap	\$58,365
Avg assessed gap %	8.06%

## Analyst Takeaways

- The current slice contains 269 parcels with a median market value of \$595,000.
- The middle 50% of recorded market values spans \$375,000 to \$995,000.
- Clearwater is the largest city segment in this slice with 269 parcels.
- General Warehouse 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	269	\$595,000

## Top Property Type Segments

Type	Parcels	Median Value
General Warehouse	269	\$595,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	13133 34TH ST N, Clearwater	\$15,670,003
Market Value	12900 46TH ST N, Clearwater	\$8,150,000

Signal	Parcel	Metric
Market Value	5040 140TH AVE N, Clearwater	\$4,400,000
Market Value	5400 118TH AVE N, Clearwater	\$3,840,000
Market Value	2000 CALUMET ST, Clearwater	\$3,800,000
Assessed Gap	612 MAPLE ST, Clearwater	72.00%
Assessed Gap	1760 CALUMET ST, Clearwater	49.72%
Assessed Gap	4819 110TH TER N, Clearwater	43.26%
Assessed Gap	506 N MARTIN LUTHER KING JR AVE, Clearwater	37.58%
Assessed Gap	507 PALM BLUFF ST, Clearwater	33.30%
Tax Rate	1393 S MISSOURI AVE, Clearwater	2.87%
Tax Rate	1125 ELDRIDGE ST, Clearwater	2.53%
Tax Rate	1143 ELDRIDGE ST, Clearwater	2.46%
Tax Rate	14420 60TH ST N, Clearwater	2.40%
Tax Rate	1141 PIERCE ST, Clearwater	2.32%

## 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.