

Pinellas Market Lens

Market insight brief - 369 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Manufactured Home (On Individually Owned Lot)

Exact KPIs

Parcels analyzed	369
Median market value	\$116,354
Mean market value	\$133,693
Median price per sqft	\$111
Total market value	\$49,332,822
Median tax rate	1.77%
Avg assessed gap	\$51,993
Avg assessed gap %	39.86%

Analyst Takeaways

- The current slice contains 369 parcels with a median market value of \$116,354.
- The middle 50% of recorded market values spans \$102,281 to \$152,964.
- Clearwater is the largest city segment in this slice with 369 parcels.
- Manufactured Home (On Individually Owned Lot) 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	369	\$116,354

Top Property Type Segments

Type	Parcels	Median Value
Manufactured Home (On Individually Owned Lot)	369	\$116,354

Auditable Outliers

Signal	Parcel	Metric
Market Value	3203 ROXBOROUGH AVE, Clearwater	\$308,694
Market Value	3351 ROXBOROUGH AVE, Clearwater	\$290,445

Signal	Parcel	Metric
Market Value	3343 ROXBOROUGH AVE, Clearwater	\$283,789
Market Value	6324 145TH AVE N, Clearwater	\$282,158
Market Value	2449 HIGHLAND ACRES DR, Clearwater	\$277,930
Assessed Gap	1275 SEDEEVA CIR N, Clearwater	92.51%
Assessed Gap	14250 63RD ST N, Clearwater	87.38%
Assessed Gap	6330 143RD AVE N, Clearwater	87.16%
Assessed Gap	6236 148TH AVE N, Clearwater	86.27%
Assessed Gap	6310 144TH AVE N, Clearwater	83.61%
Tax Rate	6094 136TH TER N, Clearwater	4.40%
Tax Rate	6007 137TH TER N, Clearwater	3.08%
Tax Rate	27466 US HIGHWAY 19 N # 13, Clearwater	2.79%
Tax Rate	2574 ARBELIA ST, Clearwater	2.25%
Tax Rate	6014 140TH TER N, Clearwater	2.25%

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.