

# Pinellas Market Lens

Market insight brief • 5 filtered parcels • June 13, 2026

## Filters

City	Clearwater
Property type	Radio

## Exact KPIs

Parcels analyzed	5
Median market value	\$353,960
Mean market value	\$755,937
Median price per sqft	\$216
Total market value	\$3,779,683
Median tax rate	1.99%
Avg assessed gap	\$145
Avg assessed gap %	0.64%

## Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$353,960.
- The middle 50% of recorded market values spans \$105,000 to \$397,981.
- Clearwater is the largest city segment in this slice with 5 parcels.
- Radio & TV Stations 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	5	\$353,960

## Top Property Type Segments

Type	Parcels	Median Value
Radio & TV Stations	5	\$353,960

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2530 DREW ST, Clearwater	\$2,900,000
Assessed Gap	D ST, Clearwater	3.19%

Signal	Parcel	Metric
Assessed Gap	2530 DREW ST, Clearwater	0.00%
Assessed Gap	617 PINE ST, Clearwater	0.00%
Assessed Gap	706 N MYRTLE AVE, Clearwater	0.00%
Assessed Gap	1361 S FT HARRISON AVE, Clearwater	0.00%
Tax Rate	617 PINE ST, Clearwater	2.07%
Tax Rate	2530 DREW ST, Clearwater	2.01%
Tax Rate	1361 S FT HARRISON AVE, Clearwater	1.99%
Tax Rate	706 N MYRTLE AVE, Clearwater	1.95%
Tax Rate	D ST, Clearwater	1.79%

## 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.