

Pinellas Market Lens

Market insight brief - 271 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Vacant Commercial Land w/XFSB

Exact KPIs

Parcels analyzed	271
Median market value	\$243,844
Mean market value	\$856,947
Median price per sqft	-
Total market value	\$232,232,592
Median tax rate	2.04%
Avg assessed gap	\$128,348
Avg assessed gap %	12.30%

Analyst Takeaways

- The current slice contains 271 parcels with a median market value of \$243,844.
- The middle 50% of recorded market values spans \$116,556 to \$621,160.
- Clearwater is the largest city segment in this slice with 271 parcels.
- Vacant Commercial Land w/XFSB 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	271	\$243,844

Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	271	\$243,844

Auditable Outliers

Signal	Parcel	Metric
Market Value	715 S GULFVIEW BLVD, Clearwater	\$26,385,000
Market Value	13690 STONYBROOK DR, Clearwater	\$18,336,814

Signal	Parcel	Metric
Market Value	MANDALAY AVE, Clearwater	\$9,448,590
Market Value	405 CORONADO DR, Clearwater	\$9,256,399
Market Value	15601 TURTLE LN, Clearwater	\$8,031,011
Assessed Gap	49TH ST N, Clearwater	99.84%
Assessed Gap	3960 110TH AVE N, Clearwater	98.83%
Assessed Gap	PARK ST, Clearwater	86.21%
Assessed Gap	ENGMAN ST, Clearwater	85.60%
Assessed Gap	17118 US HIGHWAY 19 N, Clearwater	80.83%
Tax Rate	ELDORADO AVE, Clearwater	16.91%
Tax Rate	N MARTIN LUTHER KING JR AVE, Clearwater	3.11%
Tax Rate	N MARTIN LUTHER KING JR AVE, Clearwater	2.67%
Tax Rate	MARTIN LUTHER KING JR AVE, Clearwater	2.67%
Tax Rate	S HIGHLAND AVE, Clearwater	2.59%

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.