

# Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	Vacant County Government

## Exact KPIs

Parcels analyzed	6
Median market value	\$651,194
Mean market value	\$728,560
Median price per sqft	-
Total market value	\$4,371,363
Median tax rate	1.80%
Avg assessed gap	\$193,493
Avg assessed gap %	47.07%

## Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$651,194.
- The middle 50% of recorded market values spans \$216,937 to \$1,237,392.
- Clearwater is the largest city segment in this slice with 6 parcels.
- Vacant County Government is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
Clearwater	6	\$651,194

## Top Property Type Segments

Type	Parcels	Median Value
Vacant County Government	6	\$651,194

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2060 N MCMULLEN BOOTH RD, Clearwater	99.84%
Assessed Gap	OLD COACHMAN RD, Clearwater	99.05%
Assessed Gap	VARSITY DR, Clearwater	56.74%

Signal	Parcel	Metric
Assessed Gap	ROOSEVELT BLVD, Clearwater	26.80%
Assessed Gap	OLD ROOSEVELT BLVD, Clearwater	0.00%
Tax Rate	OLD ROOSEVELT BLVD, Clearwater	1.89%
Tax Rate	OLD ROOSEVELT BLVD, Clearwater	1.89%
Tax Rate	ROOSEVELT BLVD, Clearwater	1.84%
Tax Rate	2060 N MCMULLEN BOOTH RD, Clearwater	1.76%
Tax Rate	VARSITY DR, Clearwater	1.75%

## 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.