

Pinellas Property Market Report

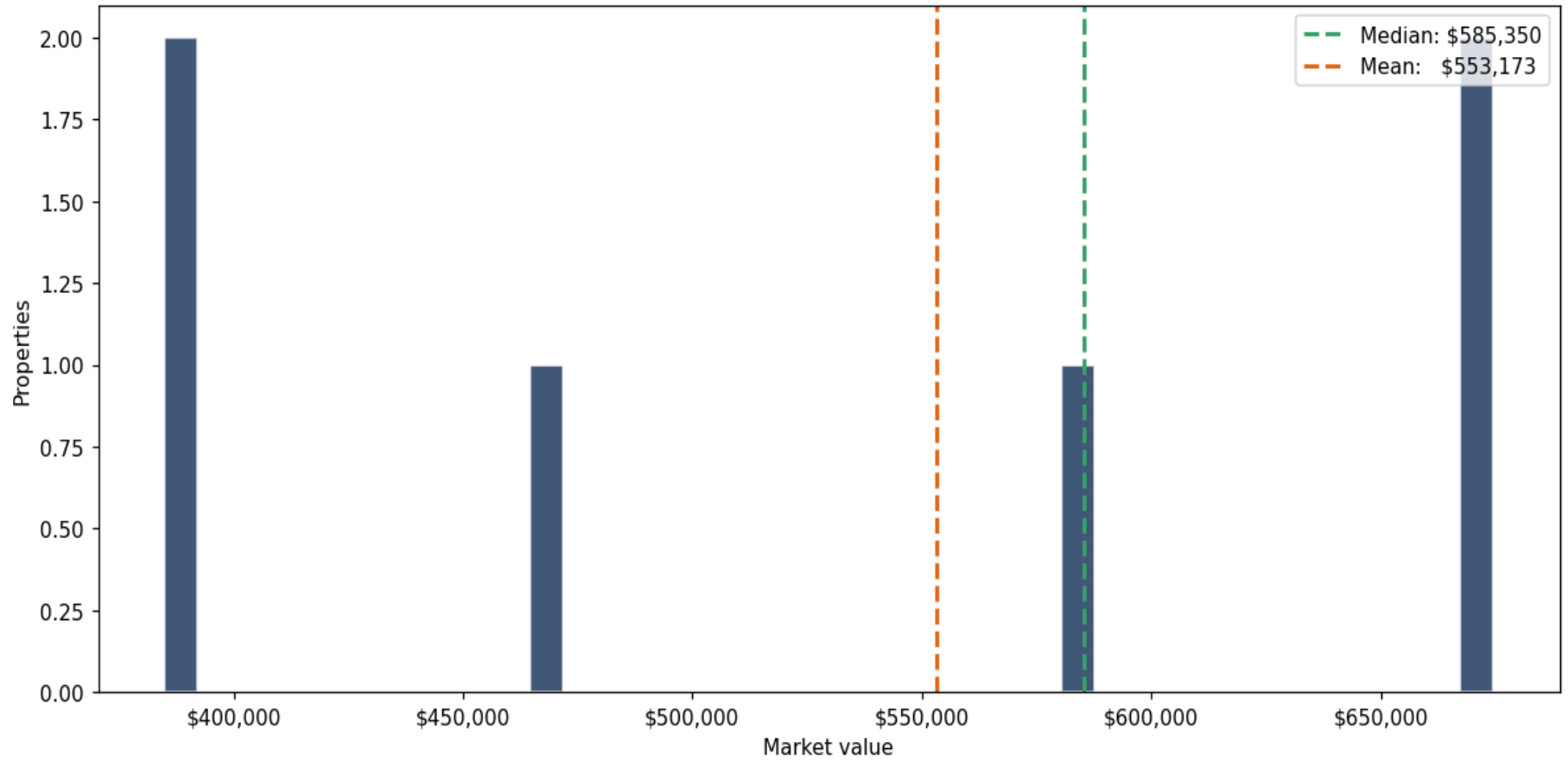
7 matching properties • May 31, 2026

Filters applied	Headline numbers
City: Dunedin	Properties matched: 7
Property type: ALF - Boarding House (less than 10 units)	Median market value: \$585,350
	Mean market value: \$553,173
	Min / Max: \$384,911 / \$698,729
	Mean square footage: 2,472

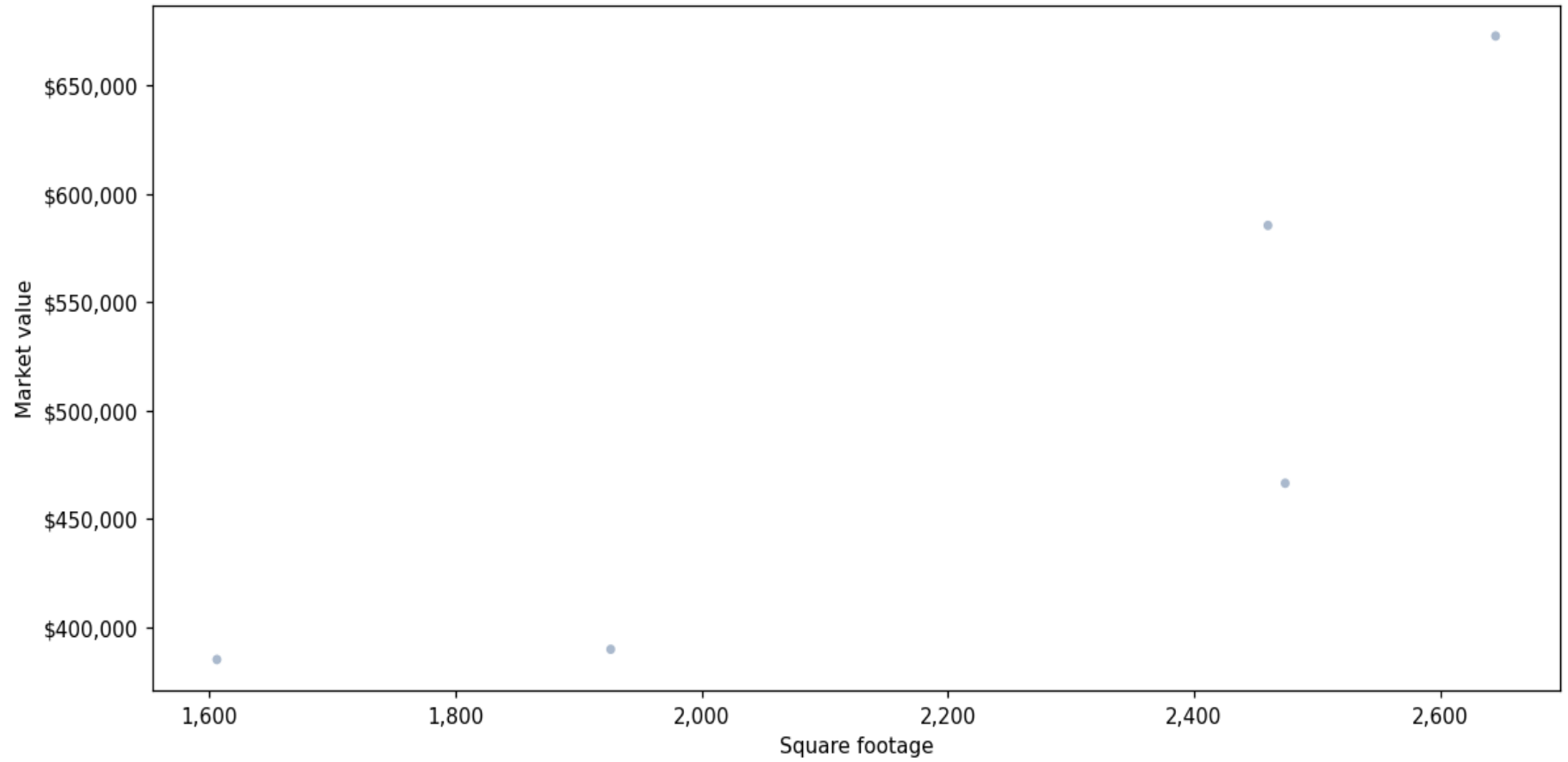
Top 7 properties by market value

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
1591 GLEN HOLLOW LN S	Dunedin	ALF - Boarding House (le	\$698,729	2,744	1978	\$12,175
3133 LAS OLAS DR	Dunedin	ALF - Boarding House (le	\$674,506	3,450	1979	\$12,453
920 UNION ST	Dunedin	ALF - Boarding House (le	\$672,807	2,645	1987	\$11,369
95 SQUIRE CT	Dunedin	ALF - Boarding House (le	\$585,350	2,460	1992	\$9,933
2281 TWIN LANE DR	Dunedin	ALF - Boarding House (le	\$466,295	2,474	1993	\$8,460
1241 ST ANDREWS DR	Dunedin	ALF - Boarding House (le	\$389,615	1,926	1965	\$6,715
3103 WINCHESTER DR	Dunedin	ALF - Boarding House (le	\$384,911	1,606	1984	\$6,424

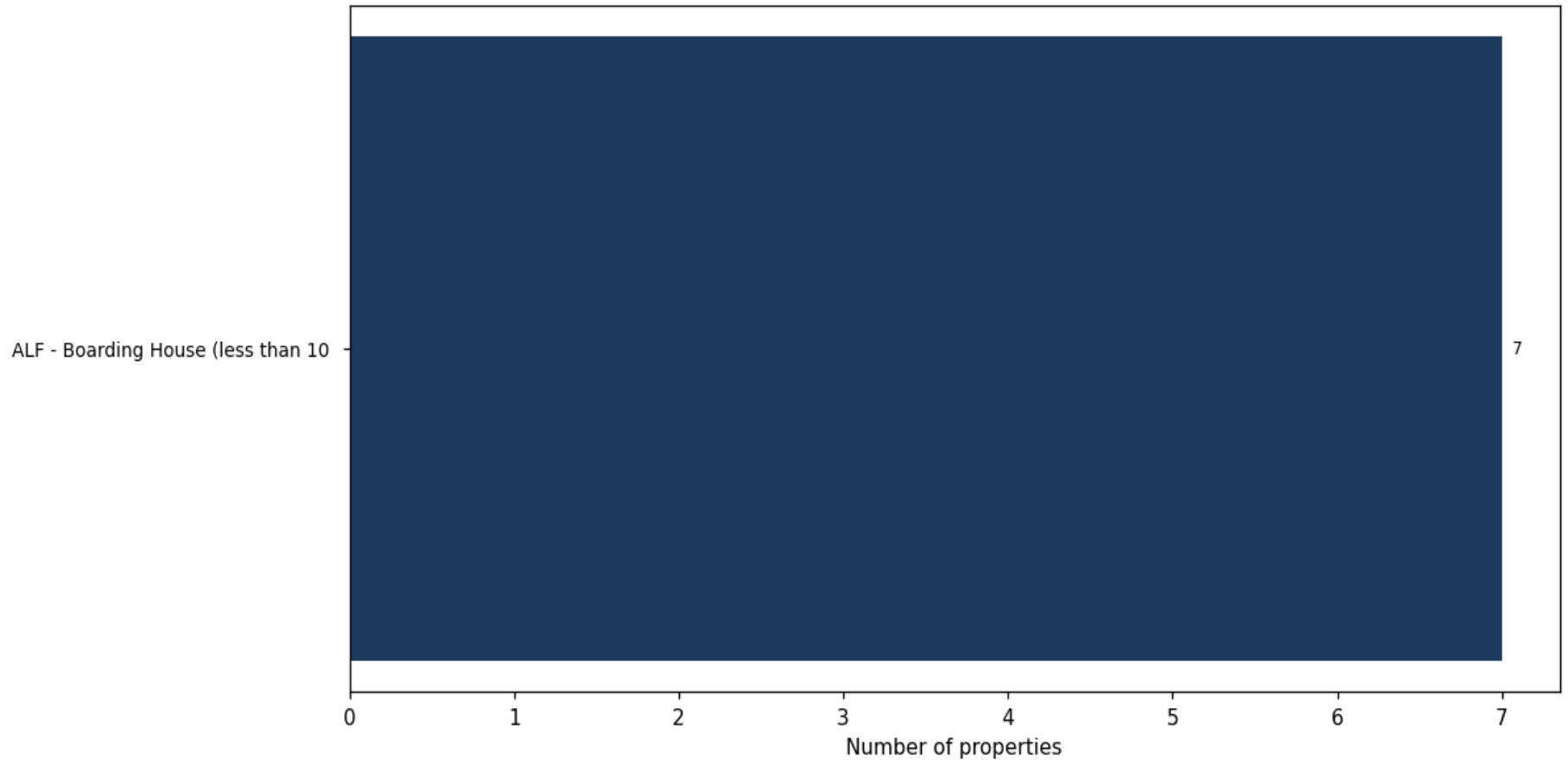
Market value distribution (n=7, top 1% trimmed for readability)



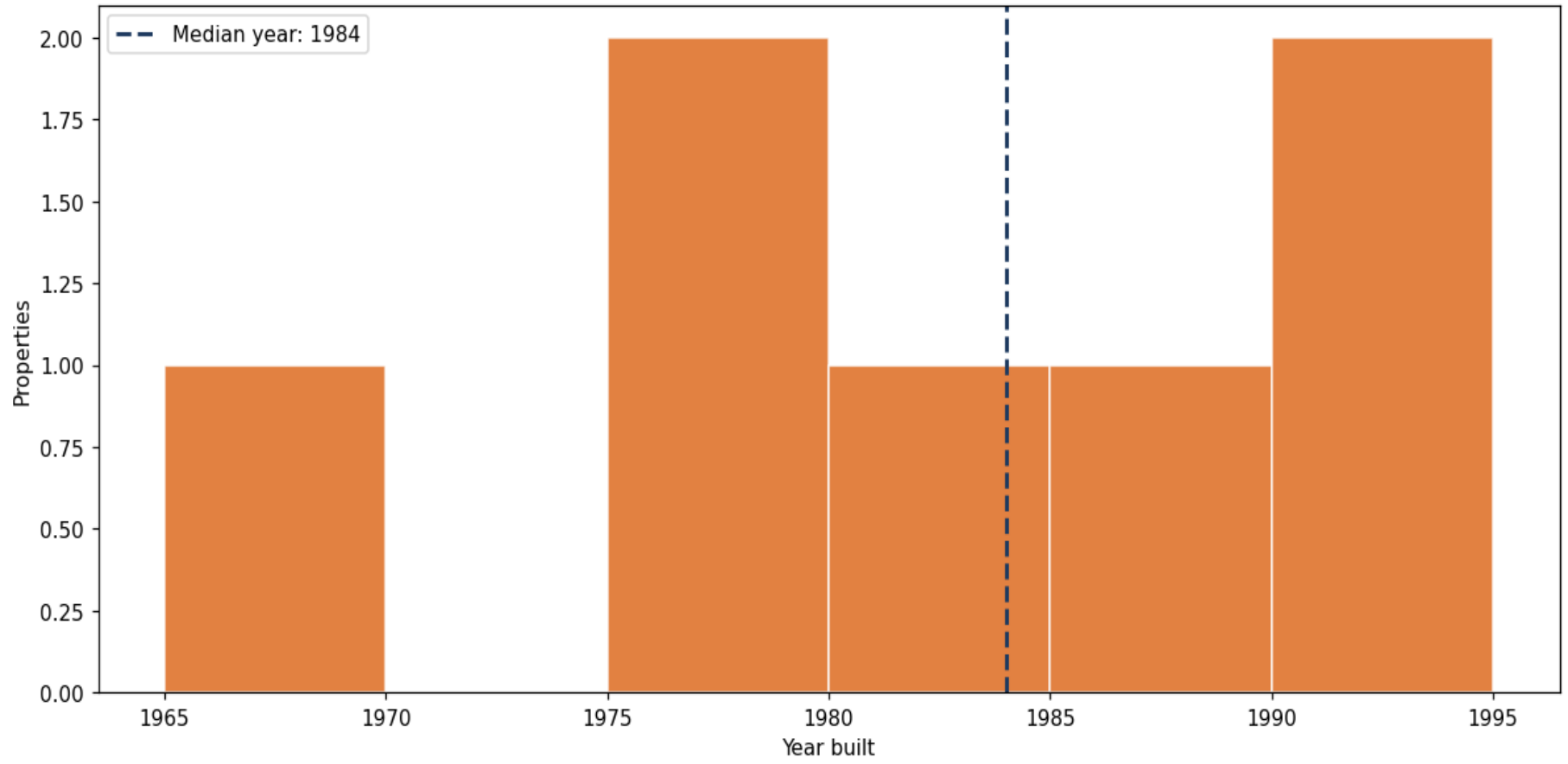
Building size vs. market value (n=5, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



Market value vs. assessed value (gap = untaxed appreciation)

