

Pinellas Market Lens

Market Insight brief - 8 filtered parcels - June 13, 2026

Filters

City	Dunedin
Property type	Mobile Home Park (lot rental community / manufactured / campground)

Exact KPIs

Parcels analyzed	8
Median market value	\$8,700,000
Mean market value	\$8,206,250
Median price per sqft	\$2,167
Total market value	\$65,650,000
Median tax rate	1.77%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$8,700,000.
- The middle 50% of recorded market values spans \$6,412,500 to \$10,412,500.
- Dunedin is the largest city segment in this slice with 8 parcels.
- Mobile Home Park (lot rental community / manufactured / campground & RV Parks) 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
Dunedin	8	\$8,700,000

Top Property Type Segments

Type	Parcels	Median Value
Mobile Home Park (lot rental community / manufactured / campground & RV Parks)	8	\$8,700,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1415 MAIN ST, Dunedin	0.00%
Assessed Gap	3300 ALT 19, Dunedin	0.00%

Signal	Parcel	Metric
Assessed Gap	2920 ALT 19, Dunedin	0.00%
Assessed Gap	1275 BELCHER RD, Dunedin	0.00%
Assessed Gap	800 MAIN ST, Dunedin	0.00%
Tax Rate	2920 ALT 19, Dunedin	1.88%
Tax Rate	1275 BELCHER RD, Dunedin	1.78%
Tax Rate	800 MAIN ST, Dunedin	1.78%
Tax Rate	3300 ALT 19, Dunedin	1.78%
Tax Rate	1415 MAIN ST, Dunedin	1.76%

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.