

Pinellas Market Lens

Market insight brief - 14 filtered parcels - June 13, 2026

Filters

City	Dunedin
Property type	Private Schools

Exact KPIs

Parcels analyzed	14
Median market value	\$655,000
Mean market value	\$1,305,398
Median price per sqft	\$138
Total market value	\$18,275,577
Median tax rate	1.84%
Avg assessed gap	\$58,108
Avg assessed gap %	1.46%

Analyst Takeaways

- The current slice contains 14 parcels with a median market value of \$655,000.
- The middle 50% of recorded market values spans \$284,375 to \$1,526,250.
- Dunedin is the largest city segment in this slice with 14 parcels.
- Private Schools & Colleges, Day Care Centers 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
Dunedin	14	\$655,000

Top Property Type Segments

Type	Parcels	Median Value
Private Schools & Colleges, Day Care Centers	14	\$655,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	251 LYNDHURST ST, Dunedin	\$4,150,577
Market Value	1060 KEENE RD, Dunedin	\$4,050,000

Signal	Parcel	Metric
Assessed Gap	251 LYNDHURST ST, Dunedin	19.48%
Assessed Gap	1370 MICHIGAN BLVD, Dunedin	1.00%
Assessed Gap	1990 MAIN ST, Dunedin	0.00%
Assessed Gap	63 PATRICIA AVE, Dunedin	0.00%
Assessed Gap	1408 COUNTY ROAD 1, Dunedin	0.00%
Tax Rate	63 PATRICIA AVE, Dunedin	1.88%
Tax Rate	3024 PARK LN, Dunedin	1.86%
Tax Rate	2285 CURLEW RD, Dunedin	1.86%
Tax Rate	637 MICHIGAN BLVD, Dunedin	1.86%
Tax Rate	1408 COUNTY ROAD 1, Dunedin	1.85%

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.