

Pinellas Market Lens

Market insight brief - 124 filtered parcels - June 13, 2026

Filters

City	Dunedin
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	124
Median market value	\$235,721
Mean market value	\$317,774
Median price per sqft	-
Total market value	\$39,086,143
Median tax rate	1.81%
Avg assessed gap	\$81,824
Avg assessed gap %	27.95%

Analyst Takeaways

- The current slice contains 124 parcels with a median market value of \$235,721.
- The middle 50% of recorded market values spans \$161,984 to \$356,644.
- Dunedin is the largest city segment in this slice with 124 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	124	\$235,721

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	124	\$235,721

Auditable Outliers

Signal	Parcel	Metric
Market Value	113 SHORE DR, Dunedin	\$1,520,830
Market Value	125 EDGEWATER DR, Dunedin	\$1,255,919

Signal	Parcel	Metric
Market Value	307 EDGEWATER DR, Dunedin	\$1,225,884
Market Value	2190 HARBOR VIEW DR, Dunedin	\$1,181,304
Market Value	435 EDGEWATER DR, Dunedin	\$1,118,650
Assessed Gap	445 JACKSON ST, Dunedin	91.98%
Assessed Gap	549 BAY ST, Dunedin	91.45%
Assessed Gap	1180 OHIO AVE, Dunedin	90.84%
Assessed Gap	442 JACKSON ST, Dunedin	87.68%
Assessed Gap	910 BELTREES ST, Dunedin	87.19%
Tax Rate	OAKWOOD DR, Dunedin	2.12%
Tax Rate	INDIGO DR, Dunedin	2.12%
Tax Rate	KENWOOD DR, Dunedin	2.09%
Tax Rate	CURLEW RD, Dunedin	2.08%
Tax Rate	TWIN LANE DR, Dunedin	2.07%

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.