

Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

Filters

City	Kenneth City
Property type	Medical Office Building - single

Exact KPIs

Parcels analyzed	3
Median market value	\$790,000
Mean market value	\$663,333
Median price per sqft	\$147
Total market value	\$1,990,000
Median tax rate	2.09%
Avg assessed gap	\$5,896
Avg assessed gap %	0.75%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$790,000.
- The middle 50% of recorded market values spans \$550,000 to \$840,000.
- Kenneth City is the largest city segment in this slice with 3 parcels.
- Medical Office Building - single & multi-story 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
Kenneth City	3	\$790,000

Top Property Type Segments

Type	Parcels	Median Value
Medical Office Building - single & multi-story	3	\$790,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	6185 54TH AVE N, Kenneth City	2.24%
Assessed Gap	5990 54TH AVE N, Kenneth City	0.00%
Assessed Gap	6125 54TH AVE N, Kenneth City	0.00%

Signal	Parcel	Metric
Tax Rate	6185 54TH AVE N, Kenneth City	2.38%
Tax Rate	6125 54TH AVE N, Kenneth City	2.09%
Tax Rate	5990 54TH AVE N, Kenneth City	1.87%

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.