

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	ALF - Boarding House (less than 10 units)

Exact KPIs

Parcels analyzed	11
Median market value	\$372,829
Mean market value	\$400,146
Median price per sqft	\$215
Total market value	\$4,401,611
Median tax rate	1.87%
Avg assessed gap	\$87,864
Avg assessed gap %	21.22%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$372,829.
- The middle 50% of recorded market values spans \$360,110 to \$438,485.
- Largo is the largest city segment in this slice with 11 parcels.
- ALF - Boarding House (less than 10 units) 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
Largo	11	\$372,829

Top Property Type Segments

Type	Parcels	Median Value
ALF - Boarding House (less than 10 units)	11	\$372,829

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	124 OVERBROOK DR E, Largo	68.46%
Assessed Gap	8298 121ST AVE, Largo	56.54%
Assessed Gap	10774 125TH AVE, Largo	42.13%

Signal	Parcel	Metric
Assessed Gap	702 10TH ST NW, Largo	24.59%
Assessed Gap	1746 30TH LN SW, Largo	15.11%
Tax Rate	12809 WILD ACRES RD, Largo	1.97%
Tax Rate	1485 CAMBRIDGE DR, Largo	1.92%
Tax Rate	1746 30TH LN SW, Largo	1.91%
Tax Rate	1632 20TH ST SW, Largo	1.90%
Tax Rate	3017 19TH PL SW, Largo	1.88%

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.