

Pinellas Market Lens

Market insight brief - 36 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	36
Median market value	\$722,500
Mean market value	\$718,195
Median price per sqft	\$161
Total market value	\$25,855,033
Median tax rate	1.90%
Avg assessed gap	\$119,830
Avg assessed gap %	18.32%

Analyst Takeaways

- The current slice contains 36 parcels with a median market value of \$722,500.
- The middle 50% of recorded market values spans \$547,500 to \$856,250.
- Largo is the largest city segment in this slice with 36 parcels.
- Apartments (5-9 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	36	\$722,500

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	36	\$722,500

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	614 BEVERLY AVE, Largo	49.33%
Assessed Gap	707 ROSERY RD NW, Largo	48.98%
Assessed Gap	518 6TH AVE SW, Largo	45.72%

Signal	Parcel	Metric
Assessed Gap	1825 12TH ST SE, Largo	42.81%
Assessed Gap	903 13TH AVE NW, Largo	39.91%
Tax Rate	715 16TH AVE NW, Largo	2.32%
Tax Rate	419 STREMMMA RD, Largo	1.90%
Tax Rate	3155 ADRIAN AVE # B, Largo	1.90%
Tax Rate	2891 ADRIAN AVE, Largo	1.90%
Tax Rate	908 BEVERLY AVE, Largo	1.90%

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.