

Pinellas Market Lens

Market insight brief - 47 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	Apartments (50 units or more)

Exact KPIs

Parcels analyzed	47
Median market value	\$23,061,246
Mean market value	\$26,740,416
Median price per sqft	\$136
Total market value	\$1,256,799,572
Median tax rate	1.86%
Avg assessed gap	\$562,367
Avg assessed gap %	3.03%

Analyst Takeaways

- The current slice contains 47 parcels with a median market value of \$23,061,246.
- The middle 50% of recorded market values spans \$12,250,000 to \$38,650,000.
- Largo is the largest city segment in this slice with 47 parcels.
- Apartments (50 units or more) 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	47	\$23,061,246

Top Property Type Segments

Type	Parcels	Median Value
Apartments (50 units or more)	47	\$23,061,246

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	11411 ULMERTON RD, Largo	52.59%
Assessed Gap	13101 BELCHER RD S, Largo	32.61%
Assessed Gap	1020 CLEARWATER-LARGO RD N, Largo	21.57%

Signal	Parcel	Metric
Assessed Gap	12301 134TH AVE, Largo	19.40%
Assessed Gap	1760 CLEARWATER-LARGO RD, Largo	7.63%
Tax Rate	605 4TH AVE NW, Largo	27.87%
Tax Rate	7049 ULMERTON RD, Largo	2.28%
Tax Rate	1060 JASPER ST, Largo	2.09%
Tax Rate	1020 CLEARWATER-LARGO RD N, Largo	2.02%
Tax Rate	701 EAST BAY DR, Largo	1.98%

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.