

Pinellas Market Lens

Market insight brief - 17 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	County Public Schools

Exact KPIs

Parcels analyzed	17
Median market value	\$7,941,806
Mean market value	\$12,931,059
Median price per sqft	\$125
Total market value	\$219,828,007
Median tax rate	1.90%
Avg assessed gap	\$372,189
Avg assessed gap %	3.70%

Analyst Takeaways

- The current slice contains 17 parcels with a median market value of \$7,941,806.
- The middle 50% of recorded market values spans \$3,884,386 to \$17,231,309.
- Largo is the largest city segment in this slice with 17 parcels.
- County Public Schools 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
Largo	17	\$7,941,806

Top Property Type Segments

Type	Parcels	Median Value
County Public Schools	16	\$8,024,634
Vacant County Public Schools	1	\$153,892

Auditable Outliers

Signal	Parcel	Metric
Market Value	5921 150TH AVE N, Largo	\$44,985,695

Signal	Parcel	Metric
Assessed Gap	4TH AVE SW, Largo	31.22%
Assessed Gap	6995 HOPEDALE LN, Largo	4.31%
Assessed Gap	155 8TH AVE SE, Largo	3.96%
Assessed Gap	410 MISSOURI AVE N, Largo	3.83%
Assessed Gap	301 4TH ST SW, Largo	3.73%
Tax Rate	2300 BELCHER RD S, Largo	2.21%
Tax Rate	218 4TH PL SW, Largo	1.99%
Tax Rate	453 CLEARWATER-LARGO RD, Largo	1.98%
Tax Rate	4TH AVE SW, Largo	1.95%
Tax Rate	13010 101ST ST, Largo	1.94%

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.