

Pinellas Market Lens

Market insight brief - 30 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	Financial Institution

Exact KPIs

Parcels analyzed	30
Median market value	\$1,540,000
Mean market value	\$1,671,867
Median price per sqft	\$331
Total market value	\$50,156,000
Median tax rate	1.90%
Avg assessed gap	\$7,119
Avg assessed gap %	0.36%

Analyst Takeaways

- The current slice contains 30 parcels with a median market value of \$1,540,000.
- The middle 50% of recorded market values spans \$1,335,750 to \$1,874,750.
- Largo is the largest city segment in this slice with 30 parcels.
- Financial Institution 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	30	\$1,540,000

Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	30	\$1,540,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	350 EAST BAY DR, Largo	\$4,135,000
Assessed Gap	10500 ULMERTON RD, Largo	7.29%

Signal	Parcel	Metric
Assessed Gap	13075 WALSINGHAM RD, Largo	2.72%
Assessed Gap	5200 EAST BAY DR, Largo	0.65%
Assessed Gap	14141 WALSINGHAM RD, Largo	0.00%
Assessed Gap	10751 ULMERTON RD, Largo	0.00%
Tax Rate	1698 MISSOURI AVE N, Largo	1.90%
Tax Rate	14147 WALSINGHAM RD, Largo	1.90%
Tax Rate	13883 WALSINGHAM RD, Largo	1.90%
Tax Rate	14141 WALSINGHAM RD, Largo	1.90%
Tax Rate	10465 ULMERTON RD, 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.