

Pinellas Market Lens

Market Insight brief - 7 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	Hotels and Motels (50 units or more)

Exact KPIs

Parcels analyzed	7
Median market value	\$7,400,000
Mean market value	\$8,064,286
Median price per sqft	\$144
Total market value	\$56,450,000
Median tax rate	1.90%
Avg assessed gap	\$10,000
Avg assessed gap %	0.19%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$7,400,000.
- The middle 50% of recorded market values spans \$6,125,000 to \$8,750,000.
- Largo is the largest city segment in this slice with 7 parcels.
- Hotels and Motels (50 units or more) 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	7	\$7,400,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (50 units or more)	7	\$7,400,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	10145 ULMERTON RD, Largo	\$14,500,000
Assessed Gap	6500 ULMERTON RD, Largo	1.31%

Signal	Parcel	Metric
Assessed Gap	100 EAST BAY DR, Largo	0.00%
Assessed Gap	13625 ICOT BLVD, Largo	0.00%
Assessed Gap	10145 ULMERTON RD, Largo	0.00%
Assessed Gap	2833 ROOSEVELT BLVD, Largo	0.00%
Tax Rate	100 EAST BAY DR, Largo	1.98%
Tax Rate	210 SEMINOLE BLVD, Largo	1.95%
Tax Rate	10145 ULMERTON RD, Largo	1.92%
Tax Rate	2833 ROOSEVELT BLVD, Largo	1.90%
Tax Rate	6500 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.