

# Pinellas Market Lens

Market insight brief - 112 filtered parcels - June 13, 2026

## Filters

City	Largo
Property type	Single Family - more than one house per parcel

## Exact KPIs

Parcels analyzed	112
Median market value	\$343,378
Mean market value	\$559,535
Median price per sqft	\$194
Total market value	\$62,667,944
Median tax rate	1.81%
Avg assessed gap	\$179,626
Avg assessed gap %	27.71%

## Analyst Takeaways

- The current slice contains 112 parcels with a median market value of \$343,378.
- The middle 50% of recorded market values spans \$247,980 to \$529,768.
- Largo is the largest city segment in this slice with 112 parcels.
- Single Family - more than one house per parcel 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	112	\$343,378

## Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	112	\$343,378

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1799 S KEENE RD, Largo	\$6,751,747
Market Value	2433 KENT PL, Largo	\$3,813,965

Signal	Parcel	Metric
Market Value	104 DRIFTWOOD LN, Largo	\$2,555,041
Market Value	2357 HADDON HALL PL, Largo	\$1,741,784
Market Value	2385 KENT DR, Largo	\$1,732,301
Assessed Gap	707 1ST AVE SW, Largo	74.88%
Assessed Gap	1100 14TH AVE NW, Largo	73.50%
Assessed Gap	374 3RD ST NW, Largo	73.18%
Assessed Gap	1765 FARRELL AVE, Largo	71.00%
Assessed Gap	911 8TH AVE SW, Largo	69.06%
Tax Rate	3984 MCKAY CREEK DR, Largo	2.76%
Tax Rate	519 13TH AVE NW, Largo	2.34%
Tax Rate	1006 15TH AVE NW, Largo	2.13%
Tax Rate	3891 14TH AVE SE, Largo	2.08%
Tax Rate	733 NEW YORK ST, Largo	2.08%

## 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.