

# Pinellas Market Lens

Market insight brief - 20,689 filtered parcels - June 13, 2026

## Filters

City	Largo
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	20,689
Median market value	\$343,673
Mean market value	\$394,796
Median price per sqft	\$242
Total market value	\$8,167,927,383
Median tax rate	1.78%
Avg assessed gap	\$145,860
Avg assessed gap %	37.11%

## Analyst Takeaways

- The current slice contains 20,689 parcels with a median market value of \$343,673.
- The middle 50% of recorded market values spans \$271,556 to \$432,434.
- Largo is the largest city segment in this slice with 20,689 parcels.
- Single Family Home 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	20,689	\$343,673

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	20,689	\$343,673

## Auditable Outliers

Signal	Parcel	Metric
Market Value	14275 SIESTA RD, Largo	\$14,254,960
Market Value	204 HARBOR VIEW LN, Largo	\$10,149,121

Signal	Parcel	Metric
Market Value	228 DRIFTWOOD LN, Largo	\$6,068,771
Market Value	2345 EDGEWATER LN, Largo	\$5,946,483
Market Value	2300 WELLESLEY RD, Largo	\$5,537,987
Assessed Gap	12711 132ND AVE, Largo	96.60%
Assessed Gap	3098 BROOKFIELD DR, Largo	86.60%
Assessed Gap	724 NEW YORK ST, Largo	85.60%
Assessed Gap	1744 CLEARWATER-LARGO RD, Largo	84.61%
Assessed Gap	3358 DRYER AVE, Largo	84.13%
Tax Rate	2060 18TH AVE SW, Largo	11.19%
Tax Rate	102 7TH AVE SE, Largo	9.90%
Tax Rate	760 RIDGE RD SW, Largo	9.78%
Tax Rate	1584 NURSERY RD, Largo	9.77%
Tax Rate	1014 14TH AVE NW, Largo	9.45%

## 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.