

Pinellas Market Lens

Market insight brief - 136 filtered parcels - June 13, 2026

Filters

City	Largo
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	136
Median market value	\$1,175,000
Mean market value	\$1,691,949
Median price per sqft	\$106
Total market value	\$230,105,000
Median tax rate	1.98%
Avg assessed gap	\$32,483
Avg assessed gap %	1.68%

Analyst Takeaways

- The current slice contains 136 parcels with a median market value of \$1,175,000.
- The middle 50% of recorded market values spans \$672,500 to \$2,202,500.
- Largo is the largest city segment in this slice with 136 parcels.
- Strip Store - (2 or more stores) 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	136	\$1,175,000

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	136	\$1,175,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	4701 ULMERTON RD, Largo	\$12,800,000
Market Value	3690 EAST BAY DR, Largo	\$7,680,000

Signal	Parcel	Metric
Market Value	13100 SEMINOLE BLVD, Largo	\$6,260,000
Market Value	900 MISSOURI AVE N, Largo	\$6,000,000
Market Value	14100 US HIGHWAY 19 N, Largo	\$5,300,000
Assessed Gap	900 MISSOURI AVE N, Largo	28.50%
Assessed Gap	5555 ROOSEVELT BLVD, Largo	21.71%
Assessed Gap	1608 BELCHER RD S, Largo	20.82%
Assessed Gap	12640 WILCOX RD, Largo	15.30%
Assessed Gap	4900 EAST BAY DR, Largo	15.21%
Tax Rate	2926 ROOSEVELT BLVD, Largo	3.11%
Tax Rate	14219 WALSINGHAM RD, Largo	2.47%
Tax Rate	12541 ULMERTON RD, Largo	2.42%
Tax Rate	4895 EAST BAY DR # 110, Largo	2.35%
Tax Rate	14100 US HIGHWAY 19 N, Largo	2.35%

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.