

# Pinellas Market Lens

Market insight brief - 240 filtered parcels - June 13, 2026

## Filters

City	Largo
Property type	Vacant Residential - lot

## Exact KPIs

Parcels analyzed	240
Median market value	\$124,751
Mean market value	\$165,408
Median price per sqft	-
Total market value	\$39,532,526
Median tax rate	1.79%
Avg assessed gap	\$51,267
Avg assessed gap %	32.68%

## Analyst Takeaways

- The current slice contains 240 parcels with a median market value of \$124,751.
- The middle 50% of recorded market values spans \$91,002 to \$186,957.
- Largo is the largest city segment in this slice with 240 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	240	\$124,751

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	240	\$124,751

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2030 58TH ST N, Largo	\$1,212,347
Market Value	4490 CLEARWATER HARBOR DR S, Largo	\$1,023,158

Signal	Parcel	Metric
Market Value	436 BUTTONWOOD LN, Largo	\$880,846
Market Value	ROSERY RD NE, Largo	\$849,142
Market Value	909 OAKWOOD DR, Largo	\$783,861
Assessed Gap	132ND AVE, Largo	96.60%
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Assessed Gap	132ND AVE, Largo	96.53%
Assessed Gap	126TH ST, Largo	96.46%
Assessed Gap	BAY BREEZE TER, Largo	93.31%
Tax Rate	102ND ST, Largo	20.00%
Tax Rate	95TH ST, Largo	6.91%
Tax Rate	95TH ST, Largo	6.91%
Tax Rate	12210 119TH ST N, Largo	2.86%
Tax Rate	RIDGE RD SW, Largo	2.75%

## 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.