

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Oldsmar
Property type	Auto/Marine Repair

Exact KPIs

Parcels analyzed	11
Median market value	\$920,000
Mean market value	\$1,099,409
Median price per sqft	\$152
Total market value	\$12,093,500
Median tax rate	1.82%
Avg assessed gap	\$149,099
Avg assessed gap %	14.81%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$920,000.
- The middle 50% of recorded market values spans \$662,500 to \$1,249,250.
- Oldsmar is the largest city segment in this slice with 11 parcels.
- Auto/Marine Repair 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
Oldsmar	11	\$920,000

Top Property Type Segments

Type	Parcels	Median Value
Auto/Marine Repair	11	\$920,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	3924 TAMPA RD, Oldsmar	\$2,560,000
Assessed Gap	600 ST PETERSBURG DR E, Oldsmar	39.83%

Signal	Parcel	Metric
Assessed Gap	175 FOREST LAKES BLVD S, Oldsmar	35.36%
Assessed Gap	350 MT VERNON ST, Oldsmar	30.33%
Assessed Gap	3924 TAMPA RD, Oldsmar	22.01%
Assessed Gap	3691 STATE ROAD 580, Oldsmar	19.09%
Tax Rate	175 FOREST LAKES BLVD S, Oldsmar	1.94%
Tax Rate	3924 TAMPA RD, Oldsmar	1.88%
Tax Rate	400 MARLBOROUGH ST, Oldsmar	1.83%
Tax Rate	3691 STATE ROAD 580, Oldsmar	1.83%
Tax Rate	125 FOREST LAKES BLVD S, Oldsmar	1.83%

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.