

Pinellas Market Lens

Market insight brief - 8 filtered parcels - June 13, 2026

Filters

City	Oldsmar
Property type	Business Park/Flex

Exact KPIs

Parcels analyzed	8
Median market value	\$1,957,500
Mean market value	\$3,645,000
Median price per sqft	\$93
Total market value	\$29,160,000
Median tax rate	1.92%
Avg assessed gap	\$103,156
Avg assessed gap %	6.72%

Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$1,957,500.
- The middle 50% of recorded market values spans \$1,047,500 to \$3,698,750.
- Oldsmar is the largest city segment in this slice with 8 parcels.
- Business Park/Flex 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	8	\$1,957,500

Top Property Type Segments

Type	Parcels	Median Value
Business Park/Flex	8	\$1,957,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	4027 TAMPA RD, Oldsmar	\$11,400,000
Market Value	4029 TAMPA RD, Oldsmar	\$8,900,000

Signal	Parcel	Metric
Assessed Gap	141 STEVENS AVE, Oldsmar	18.71%
Assessed Gap	120 COMMERCE BLVD, Oldsmar	13.92%
Assessed Gap	231 DOUGLAS RD E, Oldsmar	5.37%
Assessed Gap	201 DOUGLAS RD E, Oldsmar	5.37%
Assessed Gap	221 DOUGLAS RD E, Oldsmar	5.20%
Tax Rate	221 DOUGLAS RD E, Oldsmar	1.96%
Tax Rate	241 DOUGLAS RD E, Oldsmar	1.96%
Tax Rate	201 DOUGLAS RD E, Oldsmar	1.96%
Tax Rate	231 DOUGLAS RD E, Oldsmar	1.96%
Tax Rate	4029 TAMPA RD, Oldsmar	1.87%

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.