

# Pinellas Market Lens

Market insight brief - 57 filtered parcels - June 13, 2026

## Filters

City	Oldsmar
Property type	Condo Industrial/Warehouse (Unit)

## Exact KPIs

Parcels analyzed	57
Median market value	\$745,201
Mean market value	\$757,346
Median price per sqft	\$131
Total market value	\$43,168,735
Median tax rate	1.94%
Avg assessed gap	\$22,604
Avg assessed gap %	1.70%

## Analyst Takeaways

- The current slice contains 57 parcels with a median market value of \$745,201.
- The middle 50% of recorded market values spans \$482,178 to \$849,896.
- Oldsmar is the largest city segment in this slice with 57 parcels.
- Condo Industrial/Warehouse (Unit) 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	57	\$745,201

## Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	57	\$745,201

## Auditable Outliers

Signal	Parcel	Metric
Market Value	107 DUNBAR AVE, Oldsmar	\$2,234,264
Market Value	105 DUNBAR AVE, Oldsmar	\$1,587,099

Signal	Parcel	Metric
Assessed Gap	111 DUNBAR AVE, Oldsmar	22.04%
Assessed Gap	109 DUNBAR AVE, Oldsmar	22.04%
Assessed Gap	105 DUNBAR AVE, Oldsmar	20.35%
Assessed Gap	100 DUNBAR AVE, Oldsmar	19.22%
Assessed Gap	101 DUNBAR AVE, Oldsmar	3.11%
Tax Rate	630 BROOKER CREEK BLVD # 365, Oldsmar	2.06%
Tax Rate	3959 TAMPA RD, Oldsmar	2.03%
Tax Rate	630 BROOKER CREEK BLVD # 360, Oldsmar	2.01%
Tax Rate	630 BROOKER CREEK BLVD # 355, Oldsmar	2.01%
Tax Rate	630 BROOKER CREEK BLVD # 335, Oldsmar	2.01%

## 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.