Pinellas Market Lens

Market insight brief · 62 filtered parcels · June 13, 2026

Filters

City	Oldsmar
Property type	Condo Office (Unit)

Exact KPIs

Parcels analyzed	62
Median market value	$294,000
Mean market value	$466,258
Median price per sqft	$196
Total market value	$28,908,000
Median tax rate	1.57%
Avg assessed gap	$36,801
Avg assessed gap %	6.71%

Analyst Takeaways

- The current slice contains 62 parcels with a median market value of $294,000.
- The middle 50% of recorded market values spans $261,750 to $657,500.
- Oldsmar is the largest city segment in this slice with 62 parcels.
- Condo Office (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	62	$294,000

Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	62	$294,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	255 PINE AVE N, Oldsmar	$2,665,000
Market Value	250 PINE AVE N, Oldsmar	$1,352,500

Signal	Parcel	Metric
Assessed Gap	300 STATE ST E #222, Oldsmar	43.21%
Assessed Gap	300 STATE ST E # 220, Oldsmar	41.44%
Assessed Gap	150 PINE AVE N, Oldsmar	17.45%
Assessed Gap	170 PINE AVE N, Oldsmar	17.45%
Assessed Gap	200 PINE AVE N # A, Oldsmar	17.34%
Tax Rate	3953 TAMPA RD, Oldsmar	1.81%
Tax Rate	1809 PEPPER TREE DR, Oldsmar	1.79%
Tax Rate	1807 PEPPER TREE DR, Oldsmar	1.79%
Tax Rate	1803 PEPPER TREE DR, Oldsmar	1.79%
Tax Rate	1811 PEPPER TREE DR, Oldsmar	1.79%

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.