

# Pinellas Market Lens

Market Insight brief • 2 filtered parcels • June 13, 2026

## Filters

City	Oldsmar
Property type	County Public Schools

## Exact KPIs

Parcels analyzed	2
Median market value	\$17,532,540
Mean market value	\$17,532,540
Median price per sqft	\$172
Total market value	\$35,065,081
Median tax rate	1.70%
Avg assessed gap	\$626,799
Avg assessed gap %	3.58%

## Analyst Takeaways

- The current slice contains 2 parcels with a median market value of \$17,532,540.
- The middle 50% of recorded market values spans \$17,100,728 to \$17,964,353.
- Oldsmar is the largest city segment in this slice with 2 parcels.
- County Public Schools is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
Oldsmar	2	\$17,532,540

## Top Property Type Segments

Type	Parcels	Median Value
County Public Schools	2	\$17,532,540

## Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

## 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.