

Pinellas Market Lens

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

Filters

City	Oldsmar
Property type	Fast Food Restaurant

Exact KPIs

Parcels analyzed	11
Median market value	\$1,095,000
Mean market value	\$960,682
Median price per sqft	\$355
Total market value	\$10,567,500
Median tax rate	1.79%
Avg assessed gap	\$778
Avg assessed gap %	0.58%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$1,095,000.
- The middle 50% of recorded market values spans \$585,000 to \$1,402,500.
- Oldsmar is the largest city segment in this slice with 11 parcels.
- Fast Food Restaurant 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	11	\$1,095,000

Top Property Type Segments

Type	Parcels	Median Value
Fast Food Restaurant	11	\$1,095,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	3665 STATE ROAD 580, Oldsmar	6.34%
Assessed Gap	3853 TAMPA RD, Oldsmar	0.00%
Assessed Gap	3502 TAMPA RD, Oldsmar	0.00%

Signal	Parcel	Metric
Assessed Gap	4085 TAMPA RD, Oldsmar	0.00%
Assessed Gap	4066 TAMPA RD, Oldsmar	0.00%
Tax Rate	3502 TAMPA RD, Oldsmar	5.57%
Tax Rate	3134 TAMPA RD, Oldsmar	1.85%
Tax Rate	3740 TAMPA RD, Oldsmar	1.83%
Tax Rate	4085 TAMPA RD, Oldsmar	1.80%
Tax Rate	4066 TAMPA RD, 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.