

# Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 13, 2026

## Filters

City	Oldsmar
Property type	Financial Institution

## Exact KPIs

Parcels analyzed	5
Median market value	\$1,378,500
Mean market value	\$1,485,400
Median price per sqft	\$366
Total market value	\$7,427,000
Median tax rate	1.75%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$1,378,500.
- The middle 50% of recorded market values spans \$1,236,000 to \$1,657,500.
- Oldsmar is the largest city segment in this slice with 5 parcels.
- Financial Institution 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	5	\$1,378,500

## Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	5	\$1,378,500

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	4015 TAMPA RD, Oldsmar	0.00%
Assessed Gap	4018 TAMPA RD, Oldsmar	0.00%
Assessed Gap	3994 TAMPA RD, Oldsmar	0.00%

Signal	Parcel	Metric
Assessed Gap	4095 TAMPA RD, Oldsmar	0.00%
Assessed Gap	3132 TAMPA RD, Oldsmar	0.00%
Tax Rate	3994 TAMPA RD, Oldsmar	1.75%
Tax Rate	4015 TAMPA RD, Oldsmar	1.75%
Tax Rate	3132 TAMPA RD, Oldsmar	1.75%
Tax Rate	4095 TAMPA RD, Oldsmar	1.75%
Tax Rate	4018 TAMPA RD, Oldsmar	1.75%

## 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.