

# Pinellas Market Lens

Market insight brief - 88 filtered parcels - June 13, 2026

## Filters

City	Oldsmar
Property type	General Warehouse

## Exact KPIs

Parcels analyzed	88
Median market value	\$1,010,000
Mean market value	\$1,228,097
Median price per sqft	\$96
Total market value	\$108,072,500
Median tax rate	1.82%
Avg assessed gap	\$50,089
Avg assessed gap %	5.03%

## Analyst Takeaways

- The current slice contains 88 parcels with a median market value of \$1,010,000.
- The middle 50% of recorded market values spans \$720,000 to \$1,400,000.
- Oldsmar is the largest city segment in this slice with 88 parcels.
- General Warehouse 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	88	\$1,010,000

## Top Property Type Segments

Type	Parcels	Median Value
General Warehouse	88	\$1,010,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	455 COMMERCE BLVD, Oldsmar	\$6,600,000
Market Value	240 VOLLMER AVE, Oldsmar	\$4,375,000

Signal	Parcel	Metric
Market Value	146 DUNBAR AVE, Oldsmar	\$3,850,000
Market Value	105 DOUGLAS RD E, Oldsmar	\$3,510,000
Market Value	420 COMMERCE BLVD, Oldsmar	\$3,316,000
Assessed Gap	305 MARLBOROUGH ST, Oldsmar	24.98%
Assessed Gap	141 SCARLET BLVD, Oldsmar	23.90%
Assessed Gap	440 ROBERTS RD, Oldsmar	23.74%
Assessed Gap	281 DOUGLAS RD E, Oldsmar	22.31%
Assessed Gap	800 DUNBAR AVE, Oldsmar	21.48%
Tax Rate	535 MARLBOROUGH ST, Oldsmar	1.92%
Tax Rate	116 DOUGLAS RD E, Oldsmar	1.91%
Tax Rate	136 DOUGLAS RD E, Oldsmar	1.91%
Tax Rate	124 DOUGLAS RD E, Oldsmar	1.91%
Tax Rate	164 DOUGLAS RD E, Oldsmar	1.91%

## 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.