

Pinellas Market Lens

Market insight brief - 19 filtered parcels - June 13, 2026

Filters

| | |
|---------------|--|
| City | Oldsmar |
| Property type | Single Family - more than one house per parcel |

Exact KPIs

| | |
|-----------------------|--------------|
| Parcels analyzed | 19 |
| Median market value | \$725,281 |
| Mean market value | \$784,980 |
| Median price per sqft | \$252 |
| Total market value | \$14,914,629 |
| Median tax rate | 1.59% |
| Avg assessed gap | \$275,014 |
| Avg assessed gap % | 29.73% |

Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$725,281.
- The middle 50% of recorded market values spans \$465,516 to \$930,543.
- Oldsmar is the largest city segment in this slice with 19 parcels.
- Single Family - more than one house per parcel 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 | 19 | \$725,281 |

Top Property Type Segments

| Type | Parcels | Median Value |
|--|---------|--------------|
| Single Family - more than one house per parcel | 19 | \$725,281 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|--------------------------|-------------|
| Market Value | 800 SHORE DR E, Oldsmar | \$2,054,159 |
| Assessed Gap | 305 CHESTNUT ST, Oldsmar | 57.04% |

| Signal | Parcel | Metric |
|--------------|------------------------------|--------|
| Assessed Gap | 915 WAVERLY ST, Oldsmar | 55.37% |
| Assessed Gap | 3046 HURON AVE, Oldsmar | 55.31% |
| Assessed Gap | 970 GILFORD ST, Oldsmar | 54.28% |
| Assessed Gap | 800 SHORE DR E, Oldsmar | 46.24% |
| Tax Rate | 401 PARK BLVD, Oldsmar | 20.89% |
| Tax Rate | 3717 SHORE BLVD, Oldsmar | 2.09% |
| Tax Rate | 104 ARLINGTON AVE W, Oldsmar | 1.79% |
| Tax Rate | 1880 WOODLANDS BLVD, Oldsmar | 1.77% |
| Tax Rate | 103 E ARLINGTON AVE, Oldsmar | 1.71% |

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.