

Pinellas Market Lens

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

Filters

City	Oldsmar
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	19
Median market value	\$1,730,000
Mean market value	\$2,720,553
Median price per sqft	\$180
Total market value	\$51,690,500
Median tax rate	1.78%
Avg assessed gap	\$3,321
Avg assessed gap %	1.64%

Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$1,730,000.
- The middle 50% of recorded market values spans \$892,500 to \$2,680,000.
- Oldsmar is the largest city segment in this slice with 19 parcels.
- Strip Store - (2 or more stores) 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	\$1,730,000

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	19	\$1,730,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	3689 TAMPA RD, Oldsmar	\$12,785,000
Market Value	4022 TAMPA RD, Oldsmar	\$8,875,000

Signal	Parcel	Metric
Market Value	4009 TAMPA RD, Oldsmar	\$6,565,000
Assessed Gap	3671 STATE ROAD 580, Oldsmar	19.50%
Assessed Gap	201 ST PETERSBURG DR E, Oldsmar	9.90%
Assessed Gap	3675 STATE ROAD 580, Oldsmar	1.76%
Assessed Gap	200 ST PETERSBURG DR W, Oldsmar	0.00%
Assessed Gap	3970 TAMPA RD, Oldsmar	0.00%
Tax Rate	201 ST PETERSBURG DR E, Oldsmar	1.97%
Tax Rate	3800 TAMPA RD, Oldsmar	1.84%
Tax Rate	200 ST PETERSBURG DR W, Oldsmar	1.81%
Tax Rate	3780 TAMPA RD, Oldsmar	1.80%
Tax Rate	3696 TAMPA RD, Oldsmar	1.80%

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.