

# Pinellas Market Lens

Market Insight brief - 8 filtered parcels - June 13, 2026

## Filters

City	Oldsmar
Property type	Vacant Commercial Land w/XFSB

## Exact KPIs

Parcels analyzed	8
Median market value	\$400,852
Mean market value	\$563,168
Median price per sqft	-
Total market value	\$4,505,343
Median tax rate	1.85%
Avg assessed gap	\$10,268
Avg assessed gap %	2.88%

## Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$400,852.
- The middle 50% of recorded market values spans \$274,196 to \$614,841.
- Oldsmar is the largest city segment in this slice with 8 parcels.
- Vacant Commercial Land w/XFSB 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	8	\$400,852

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	8	\$400,852

## Auditable Outliers

Signal	Parcel	Metric
Market Value	BROOKER CREEK BLVD, Oldsmar	\$1,683,096
Assessed Gap	MCMULLEN BOOTH RD, Oldsmar	9.63%

Signal	Parcel	Metric
Assessed Gap	TAMPA RD, Oldsmar	8.93%
Assessed Gap	TAMPA RD, Oldsmar	4.47%
Assessed Gap	BROOKER CREEK BLVD, Oldsmar	0.00%
Assessed Gap	MARLBOROUGH ST, Oldsmar	0.00%
Tax Rate	TAMPA RD, Oldsmar	1.99%
Tax Rate	MARLBOROUGH ST, Oldsmar	1.87%
Tax Rate	MCMULLEN BOOTH RD, Oldsmar	1.86%
Tax Rate	BROOKER CREEK BLVD, Oldsmar	1.86%
Tax Rate	ST PETERSBURG DR, Oldsmar	1.85%

## 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.