

Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	ALF - Boarding House (less than 10 units)

Exact KPIs

Parcels analyzed	6
Median market value	\$418,224
Mean market value	\$430,374
Median price per sqft	\$180
Total market value	\$2,582,241
Median tax rate	2.17%
Avg assessed gap	\$27,640
Avg assessed gap %	6.45%

Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$418,224.
- The middle 50% of recorded market values spans \$345,344 to \$486,680.
- Pinellas Park is the largest city segment in this slice with 6 parcels.
- ALF - Boarding House (less than 10 units) 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
Pinellas Park	6	\$418,224

Top Property Type Segments

Type	Parcels	Median Value
ALF - Boarding House (less than 10 units)	6	\$418,224

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	6035 72ND AVE N, Pinellas Park	12.20%
Assessed Gap	7175 53RD ST N, Pinellas Park	9.39%
Assessed Gap	4201 70TH AVE N, Pinellas Park	8.99%

Signal	Parcel	Metric
Assessed Gap	7272 64TH ST N, Pinellas Park	8.14%
Assessed Gap	7771 43RD ST N, Pinellas Park	0.00%
Tax Rate	7272 64TH ST N, Pinellas Park	2.34%
Tax Rate	6035 72ND AVE N, Pinellas Park	2.25%
Tax Rate	7175 53RD ST N, Pinellas Park	2.20%
Tax Rate	7771 43RD ST N, Pinellas Park	2.13%
Tax Rate	4201 70TH AVE N, Pinellas Park	2.09%

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.