

# Pinellas Market Lens

Market insight brief - 34 filtered parcels - June 13, 2026

## Filters

City	Pinellas Park
Property type	Apartments (10 - 49 units)

## Exact KPIs

Parcels analyzed	34
Median market value	\$1,725,000
Mean market value	\$2,107,841
Median price per sqft	\$112
Total market value	\$71,666,578
Median tax rate	2.13%
Avg assessed gap	\$77,820
Avg assessed gap %	2.45%

## Analyst Takeaways

- The current slice contains 34 parcels with a median market value of \$1,725,000.
- The middle 50% of recorded market values spans \$1,090,000 to \$2,870,226.
- Pinellas Park is the largest city segment in this slice with 34 parcels.
- Apartments (10 - 49 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	34	\$1,725,000

## Top Property Type Segments

Type	Parcels	Median Value
Apartments (10 - 49 units)	34	\$1,725,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	7133 72ND AVE N, Pinellas Park	22.37%
Assessed Gap	6227 66TH LN N, Pinellas Park	18.25%
Assessed Gap	4422 76TH AVE N, Pinellas Park	12.88%

Signal	Parcel	Metric
Assessed Gap	9625 66TH ST, Pinellas Park	10.70%
Assessed Gap	4952 91ST AVE, Pinellas Park	9.72%
Tax Rate	4249 76TH AVE N, Pinellas Park	2.22%
Tax Rate	4650 78TH AVE N, Pinellas Park	2.21%
Tax Rate	4570 70TH AVE N, Pinellas Park	2.21%
Tax Rate	10770 US HIGHWAY 19 N # 605, Pinellas Park	2.20%
Tax Rate	7601 35TH ST N, Pinellas Park	2.19%

## 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.