

Pinellas Market Lens

Market insight brief · 18 filtered parcels · June 13, 2026

Filters

City	Pinellas Park
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	18
Median market value	\$780,000
Mean market value	\$859,167
Median price per sqft	\$145
Total market value	\$15,465,000
Median tax rate	2.10%
Avg assessed gap	\$72,907
Avg assessed gap %	8.60%

Analyst Takeaways

- The current slice contains 18 parcels with a median market value of \$780,000.
- The middle 50% of recorded market values spans \$735,000 to \$937,500.
- Pinellas Park is the largest city segment in this slice with 18 parcels.
- Apartments (5-9 units) 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
Pinellas Park	18	\$780,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	18	\$780,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	4590 76TH AVE N, Pinellas Park	\$1,600,000
Assessed Gap	7648 34TH ST N, Pinellas Park	21.57%

Signal	Parcel	Metric
Assessed Gap	4037 76TH AVE N, Pinellas Park	19.15%
Assessed Gap	6270 78TH AVE N, Pinellas Park	18.99%
Assessed Gap	7295 60TH ST N, Pinellas Park	17.56%
Assessed Gap	4351 84TH AVE, Pinellas Park	17.25%
Tax Rate	3571 APPLEWOOD TER, Pinellas Park	2.10%
Tax Rate	7634 61ST ST N, Pinellas Park	2.10%
Tax Rate	7648 34TH ST N, Pinellas Park	2.10%
Tax Rate	4590 76TH AVE N, Pinellas Park	2.10%
Tax Rate	7380 63RD ST N, Pinellas Park	2.10%

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.