

Pinellas Market Lens

Market insight brief - 47 filtered parcels - June 13, 2026

Filters

| | |
|---------------|--------------------|
| City | Pinellas Park |
| Property type | Auto/Marine Repair |

Exact KPIs

| | |
|-----------------------|--------------|
| Parcels analyzed | 47 |
| Median market value | \$525,750 |
| Mean market value | \$736,038 |
| Median price per sqft | \$128 |
| Total market value | \$33,857,757 |
| Median tax rate | 2.22% |
| Avg assessed gap | \$72,256 |
| Avg assessed gap % | 12.20% |

Analyst Takeaways

- The current slice contains 47 parcels with a median market value of \$525,750.
- The middle 50% of recorded market values spans \$354,250 to \$715,000.
- Pinellas Park is the largest city segment in this slice with 47 parcels.
- Auto/Marine Repair 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 | 47 | \$525,750 |

Top Property Type Segments

| Type | Parcels | Median Value |
|--------------------|---------|--------------|
| Auto/Marine Repair | 47 | \$525,750 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|--------------------------------|-------------|
| Market Value | 3405 64TH AVE N, Pinellas Park | \$3,891,257 |
| Market Value | 10584 66TH ST N, Pinellas Park | \$2,850,000 |

| Signal | Parcel | Metric |
|--------------|---------------------------------|-------------|
| Market Value | 7750 PARK BLVD, Pinellas Park | \$2,270,000 |
| Market Value | 10471 66TH ST, Pinellas Park | \$2,035,000 |
| Market Value | 5580 ULMERTON RD, Pinellas Park | \$1,510,000 |
| Assessed Gap | 5890 PARK BLVD, Pinellas Park | 37.58% |
| Assessed Gap | 3661 63RD AVE N, Pinellas Park | 37.06% |
| Assessed Gap | 6280 PARK BLVD, Pinellas Park | 33.03% |
| Assessed Gap | 4950 72ND AVE N, Pinellas Park | 30.98% |
| Assessed Gap | 8220 49TH ST N, Pinellas Park | 30.93% |
| Tax Rate | 4895 78TH AVE N, Pinellas Park | 2.67% |
| Tax Rate | 4950 72ND AVE N, Pinellas Park | 2.65% |
| Tax Rate | 6401 34TH ST N, Pinellas Park | 2.61% |
| Tax Rate | 6290 PARK BLVD, Pinellas Park | 2.60% |
| Tax Rate | 9791 66TH ST, Pinellas Park | 2.42% |

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.