

Pinellas Market Lens

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

Filters

City	Pinellas Park
Property type	Car Wash

Exact KPIs

Parcels analyzed	8
Median market value	\$690,000
Mean market value	\$812,321
Median price per sqft	\$351
Total market value	\$6,498,570
Median tax rate	2.18%
Avg assessed gap	\$55,333
Avg assessed gap %	5.59%

Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$690,000.
- The middle 50% of recorded market values spans \$555,000 to \$1,096,250.
- Pinellas Park is the largest city segment in this slice with 8 parcels.
- Car Wash 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	8	\$690,000

Top Property Type Segments

Type	Parcels	Median Value
Car Wash	8	\$690,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	6875 49TH ST N, Pinellas Park	29.30%
Assessed Gap	6801 PARK BLVD, Pinellas Park	15.46%
Assessed Gap	8201 US HIGHWAY 19 N, Pinellas Park	0.00%

Signal	Parcel	Metric
Assessed Gap	8400 US HIGHWAY 19 N, Pinellas Park	0.00%
Assessed Gap	4901 82ND AVE N, Pinellas Park	0.00%
Tax Rate	6801 PARK BLVD, Pinellas Park	5.31%
Tax Rate	4901 82ND AVE N, Pinellas Park	2.51%
Tax Rate	10100 66TH ST, Pinellas Park	2.42%
Tax Rate	8400 US HIGHWAY 19 N, Pinellas Park	2.19%
Tax Rate	7600 US HIGHWAY 19 N, Pinellas Park	2.17%

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.