

Pinellas Market Lens

Market insight brief - 144 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Condo Industrial/Warehouse (Unit)

Exact KPIs

Parcels analyzed	144
Median market value	\$304,164
Mean market value	\$425,070
Median price per sqft	\$133
Total market value	\$61,210,024
Median tax rate	1.96%
Avg assessed gap	\$77,265
Avg assessed gap %	22.55%

Analyst Takeaways

- The current slice contains 144 parcels with a median market value of \$304,164.
- The middle 50% of recorded market values spans \$148,054 to \$405,517.
- Pinellas Park is the largest city segment in this slice with 144 parcels.
- Condo Industrial/Warehouse (Unit) 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	144	\$304,164

Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	144	\$304,164

Auditable Outliers

Signal	Parcel	Metric
Market Value	13031 US HIGHWAY 19 N, Pinellas Park	\$3,382,549
Market Value	13075 US HIGHWAY 19 N, Pinellas Park	\$3,360,877

Signal	Parcel	Metric
Market Value	11236 47TH ST N # 3, Pinellas Park	\$2,445,223
Market Value	5325 115TH AVE N, Pinellas Park	\$2,388,931
Market Value	11286 47TH ST N # 1, Pinellas Park	\$2,214,180
Assessed Gap	7244 114TH AVE, Pinellas Park	42.45%
Assessed Gap	7204 114TH AVE, Pinellas Park	42.45%
Assessed Gap	7250 114TH AVE, Pinellas Park	42.45%
Assessed Gap	7240 114TH AVE, Pinellas Park	42.45%
Assessed Gap	7266 114TH AVE, Pinellas Park	42.45%
Tax Rate	6358 49TH ST N # C, Pinellas Park	2.47%
Tax Rate	6350 49TH ST N # A, Pinellas Park	2.47%
Tax Rate	6366 49TH ST N # E, Pinellas Park	2.47%
Tax Rate	6354 49TH ST N # B, Pinellas Park	2.47%
Tax Rate	6362 49TH ST N # D, Pinellas Park	2.47%

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.