

# Pinellas Market Lens

Market insight brief - 21 filtered parcels - June 13, 2026

## Filters

City	Pinellas Park
Property type	Condo Office (Unit)

## Exact KPIs

Parcels analyzed	21
Median market value	\$331,500
Mean market value	\$352,548
Median price per sqft	\$187
Total market value	\$7,403,500
Median tax rate	1.84%
Avg assessed gap	\$29,858
Avg assessed gap %	8.17%

## Analyst Takeaways

- The current slice contains 21 parcels with a median market value of \$331,500.
- The middle 50% of recorded market values spans \$295,500 to \$331,500.
- Pinellas Park is the largest city segment in this slice with 21 parcels.
- Condo Office (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	21	\$331,500

## Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	21	\$331,500

## Auditable Outliers

Signal	Parcel	Metric
Market Value	10707 66TH ST # B, Pinellas Park	\$650,000
Market Value	10707 66TH ST # A, Pinellas Park	\$620,000

Signal	Parcel	Metric
Market Value	9005 BELCHER RD # B, Pinellas Park	\$600,000
Market Value	9015 BELCHER RD # A, Pinellas Park	\$435,000
Assessed Gap	9897 66TH ST N, Pinellas Park	30.75%
Assessed Gap	10707 66TH ST # A, Pinellas Park	19.05%
Assessed Gap	10707 66TH ST # B, Pinellas Park	19.02%
Assessed Gap	6231 66TH ST N # 101-A, Pinellas Park	9.08%
Assessed Gap	6231 66TH ST N # 101B, Pinellas Park	8.85%
Tax Rate	9015 BELCHER RD # A, Pinellas Park	2.11%
Tax Rate	9005 BELCHER RD # B, Pinellas Park	2.10%
Tax Rate	10707 66TH ST # B, Pinellas Park	2.10%
Tax Rate	10707 66TH ST # A, Pinellas Park	2.10%
Tax Rate	6225 66TH ST N # 205, Pinellas Park	1.84%

## 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.