

Pinellas Market Lens

Market insight brief · 3,543 filtered parcels · June 13, 2026

Filters

City	Pinellas Park
Property type	Condominium

Exact KPIs

Parcels analyzed	3,543
Median market value	\$207,837
Mean market value	\$213,395
Median price per sqft	\$174
Total market value	\$756,059,129
Median tax rate	1.82%
Avg assessed gap	\$81,810
Avg assessed gap %	37.57%

Analyst Takeaways

- The current slice contains 3,543 parcels with a median market value of \$207,837.
- The middle 50% of recorded market values spans \$147,405 to \$269,884.
- Pinellas Park is the largest city segment in this slice with 3,543 parcels.
- Condominium 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	3,543	\$207,837

Top Property Type Segments

Type	Parcels	Median Value
Condominium	3,257	\$216,155
Condominium (land lease)	286	\$98,671

Auditable Outliers

Signal	Parcel	Metric
Market Value	4365 96TH AVE N, Pinellas Park	\$495,933

Signal	Parcel	Metric
Market Value	9953 41ST ST N, Pinellas Park	\$453,667
Assessed Gap	7278 MOFFATT LN, Pinellas Park	86.44%
Assessed Gap	7085 LAFAYETTE, Pinellas Park	84.82%
Assessed Gap	6755 MONACO, Pinellas Park	84.42%
Assessed Gap	5104 IRIS DR, Pinellas Park	84.31%
Assessed Gap	9615 MAINLANDS BLVD E, Pinellas Park	83.89%
Tax Rate	4949 91ST AVE # 23, Pinellas Park	8.91%
Tax Rate	4949 91ST AVE # 22, Pinellas Park	8.91%
Tax Rate	4949 91ST AVE # 24, Pinellas Park	8.89%
Tax Rate	9308 45TH ST N, Pinellas Park	3.72%
Tax Rate	4166 96TH TER N, Pinellas Park	2.92%

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.