

# Pinellas Market Lens

Market insight brief - 37 filtered parcels - June 13, 2026

## Filters

City	Pinellas Park
Property type	Convenience Store

## Exact KPIs

Parcels analyzed	37
Median market value	\$1,010,000
Mean market value	\$1,080,676
Median price per sqft	\$348
Total market value	\$39,985,000
Median tax rate	2.15%
Avg assessed gap	\$1,115
Avg assessed gap %	0.29%

## Analyst Takeaways

- The current slice contains 37 parcels with a median market value of \$1,010,000.
- The middle 50% of recorded market values spans \$550,000 to \$1,375,000.
- Pinellas Park is the largest city segment in this slice with 37 parcels.
- Convenience Store 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	37	\$1,010,000

## Top Property Type Segments

Type	Parcels	Median Value
Convenience Store	37	\$1,010,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	3101 GANDY BLVD, Pinellas Park	\$2,695,000
Assessed Gap	5812 62ND AVE N, Pinellas Park	6.28%

Signal	Parcel	Metric
Assessed Gap	10761 49TH ST N, Pinellas Park	2.65%
Assessed Gap	6791 66TH ST N, Pinellas Park	1.94%
Assessed Gap	4911 110TH AVE N, Pinellas Park	0.00%
Assessed Gap	5790 62ND AVE N, Pinellas Park	0.00%
Tax Rate	6201 34TH ST N, Pinellas Park	2.40%
Tax Rate	5812 62ND AVE N, Pinellas Park	2.36%
Tax Rate	5801 62ND AVE N, Pinellas Park	2.29%
Tax Rate	8003 US HIGHWAY 19 N, Pinellas Park	2.25%
Tax Rate	5790 62ND AVE N, Pinellas Park	2.23%

## 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.