

Pinellas Market Lens

Market insight brief - 30 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Fast Food Restaurant

Exact KPIs

Parcels analyzed	30
Median market value	\$1,067,500
Mean market value	\$1,061,333
Median price per sqft	\$362
Total market value	\$31,840,000
Median tax rate	2.15%
Avg assessed gap	\$316
Avg assessed gap %	0.05%

Analyst Takeaways

- The current slice contains 30 parcels with a median market value of \$1,067,500.
- The middle 50% of recorded market values spans \$705,000 to \$1,383,750.
- Pinellas Park is the largest city segment in this slice with 30 parcels.
- Fast Food Restaurant 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	30	\$1,067,500

Top Property Type Segments

Type	Parcels	Median Value
Fast Food Restaurant	30	\$1,067,500

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	11001 US HIGHWAY 19 N, Pinellas Park	1.45%
Assessed Gap	6300 34TH ST N, Pinellas Park	0.00%
Assessed Gap	7621 66TH ST N, Pinellas Park	0.00%

Signal	Parcel	Metric
Assessed Gap	6401 PARK BLVD, Pinellas Park	0.00%
Assessed Gap	4601 PARK BLVD, Pinellas Park	0.00%
Tax Rate	7621 66TH ST N, Pinellas Park	2.55%
Tax Rate	4556 MAINLANDS BLVD, Pinellas Park	2.25%
Tax Rate	4690 PARK BLVD, Pinellas Park	2.22%
Tax Rate	7020 US HIGHWAY 19 N, Pinellas Park	2.21%
Tax Rate	7725 49TH ST N, Pinellas Park	2.20%

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.