

Pinellas Market Lens

Market insight brief - 352 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	General Warehouse

Exact KPIs

Parcels analyzed	352
Median market value	\$925,000
Mean market value	\$1,379,386
Median price per sqft	\$94
Total market value	\$484,164,314
Median tax rate	2.12%
Avg assessed gap	\$123,850
Avg assessed gap %	11.08%

Analyst Takeaways

- The current slice contains 352 parcels with a median market value of \$925,000.
- The middle 50% of recorded market values spans \$600,000 to \$1,580,000.
- Pinellas Park is the largest city segment in this slice with 352 parcels.
- General Warehouse 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	352	\$925,000

Top Property Type Segments

Type	Parcels	Median Value
General Warehouse	352	\$925,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	5700 70TH AVE N, Pinellas Park	\$12,700,000
Market Value	10284 US HIGHWAY 19 N, Pinellas Park	\$11,861,000

Signal	Parcel	Metric
Market Value	11515 53RD ST N, Pinellas Park	\$7,180,000
Market Value	10601 US HIGHWAY 19 N, Pinellas Park	\$6,970,000
Market Value	13000 AUTOMOBILE BLVD, Pinellas Park	\$5,750,000
Assessed Gap	3520 66TH AVE N, Pinellas Park	52.08%
Assessed Gap	10840 ENDEAVOUR WAY, Pinellas Park	43.40%
Assessed Gap	3691 63RD AVE N, Pinellas Park	43.37%
Assessed Gap	12300 44TH ST N, Pinellas Park	40.49%
Assessed Gap	3777 62ND AVE N, Pinellas Park	36.56%
Tax Rate	6995 90TH AVE, Pinellas Park	3.50%
Tax Rate	7855 62ND WAY N, Pinellas Park	3.19%
Tax Rate	6901 90TH AVE, Pinellas Park	3.06%
Tax Rate	11116 47TH ST N, Pinellas Park	2.88%
Tax Rate	11601 47TH ST N, Pinellas Park	2.71%

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.