

# Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

## Filters

City	Pinellas Park
Property type	Heavy Industrial

## Exact KPIs

Parcels analyzed	3
Median market value	\$8,100,000
Mean market value	\$10,250,000
Median price per sqft	\$63
Total market value	\$30,750,000
Median tax rate	1.99%
Avg assessed gap	\$145,380
Avg assessed gap %	0.97%

## Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$8,100,000.
- The middle 50% of recorded market values spans \$7,850,000 to \$11,575,000.
- Pinellas Park is the largest city segment in this slice with 3 parcels.
- Heavy Industrial 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	3	\$8,100,000

## Top Property Type Segments

Type	Parcels	Median Value
Heavy Industrial	3	\$8,100,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	9300 28TH ST, Pinellas Park	2.90%
Assessed Gap	7200 BRYAN DAIRY RD, Pinellas Park	0.00%
Assessed Gap	11700 BELCHER RD S, Pinellas Park	0.00%

Signal	Parcel	Metric
Tax Rate	9300 28TH ST, Pinellas Park	2.30%
Tax Rate	7200 BRYAN DAIRY RD, Pinellas Park	1.99%
Tax Rate	11700 BELCHER RD S, Pinellas Park	1.94%

## 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.