

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Hotels and Motels (50 units or more)

Exact KPIs

Parcels analyzed	11
Median market value	\$5,250,000
Mean market value	\$8,298,636
Median price per sqft	\$102
Total market value	\$91,285,000
Median tax rate	1.91%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$5,250,000.
- The middle 50% of recorded market values spans \$4,500,000 to \$8,987,500.
- Pinellas Park is the largest city segment in this slice with 11 parcels.
- Hotels and Motels (50 units or more) 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	11	\$5,250,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (50 units or more)	11	\$5,250,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	12600 ROOSEVELT BLVD N, Pinellas Park	\$28,000,000
Assessed Gap	8050 US HIGHWAY 19 N, Pinellas Park	0.00%

Signal	Parcel	Metric
Assessed Gap	3845 PARK BLVD, Pinellas Park	0.00%
Assessed Gap	13260 34TH ST N, Pinellas Park	0.00%
Assessed Gap	11333 US HIGHWAY 19 N, Pinellas Park	0.00%
Assessed Gap	12600 ROOSEVELT BLVD N, Pinellas Park	0.00%
Tax Rate	8050 US HIGHWAY 19 N, Pinellas Park	2.10%
Tax Rate	3845 PARK BLVD, Pinellas Park	2.10%
Tax Rate	7500 US HIGHWAY 19 N, Pinellas Park	2.10%
Tax Rate	9359 US HIGHWAY 19 N, Pinellas Park	2.10%
Tax Rate	11333 US HIGHWAY 19 N, Pinellas Park	1.91%

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.