

Pinellas Market Lens

Market insight brief - 15 filtered parcels - June 13, 2026

Filters

| | |
|---------------|-----------------------|
| City | Pinellas Park |
| Property type | Improved Agricultural |

Exact KPIs

| | |
|-----------------------|-------------|
| Parcels analyzed | 15 |
| Median market value | \$498,576 |
| Mean market value | \$591,371 |
| Median price per sqft | \$394 |
| Total market value | \$8,870,568 |
| Median tax rate | 2.16% |
| Avg assessed gap | \$443,161 |
| Avg assessed gap % | 75.62% |

Analyst Takeaways

- The current slice contains 15 parcels with a median market value of \$498,576.
- The middle 50% of recorded market values spans \$406,490 to \$726,666.
- Pinellas Park is the largest city segment in this slice with 15 parcels.
- Improved Agricultural 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 | 15 | \$498,576 |

Top Property Type Segments

| Type | Parcels | Median Value |
|-----------------------|---------|--------------|
| Improved Agricultural | 15 | \$498,576 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|--------------------------------|-------------|
| Market Value | 7585 78TH AVE N, Pinellas Park | \$1,314,046 |
| Assessed Gap | 102ND AVE, Pinellas Park | 97.47% |

| Signal | Parcel | Metric |
|--------------|--------------------------------|--------|
| Assessed Gap | 90TH AVE, Pinellas Park | 97.39% |
| Assessed Gap | 60TH ST, Pinellas Park | 97.39% |
| Assessed Gap | 66TH ST, Pinellas Park | 94.36% |
| Assessed Gap | 94TH AVE, Pinellas Park | 87.00% |
| Tax Rate | 6250 102ND AVE, Pinellas Park | 2.21% |
| Tax Rate | 6240 102ND AVE, Pinellas Park | 2.20% |
| Tax Rate | 88TH AVE, Pinellas Park | 2.20% |
| Tax Rate | 6075 62ND AVE N, Pinellas Park | 2.19% |
| Tax Rate | 8421 62ND ST N, Pinellas Park | 2.19% |

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.