

Pinellas Market Lens

Market insight brief - 53 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Industrial Not Classified Elsewhere

Exact KPIs

Parcels analyzed	53
Median market value	\$756,629
Mean market value	\$1,082,252
Median price per sqft	\$150
Total market value	\$57,359,345
Median tax rate	1.95%
Avg assessed gap	\$70,857
Avg assessed gap %	7.58%

Analyst Takeaways

- The current slice contains 53 parcels with a median market value of \$756,629.
- The middle 50% of recorded market values spans \$471,057 to \$1,407,718.
- Pinellas Park is the largest city segment in this slice with 53 parcels.
- Industrial Not Classified Elsewhere 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	53	\$756,629

Top Property Type Segments

Type	Parcels	Median Value
Industrial Not Classified Elsewhere	53	\$756,629

Auditable Outliers

Signal	Parcel	Metric
Market Value	PARK BLVD, Pinellas Park	\$4,309,288
Market Value	8250 62ND ST N, Pinellas Park	\$3,835,443

Signal	Parcel	Metric
Market Value	PARK BLVD, Pinellas Park	\$3,091,425
Assessed Gap	4796 SPRING AVE, Pinellas Park	48.65%
Assessed Gap	12895 AUTOMOBILE BLVD, Pinellas Park	47.77%
Assessed Gap	10265 68TH ST, Pinellas Park	41.07%
Assessed Gap	11380 58TH ST, Pinellas Park	24.39%
Assessed Gap	4460 107TH CIR N, Pinellas Park	23.90%
Tax Rate	4765 SPRING AVE, Pinellas Park	2.36%
Tax Rate	6500 49TH ST N, Pinellas Park	2.19%
Tax Rate	7098 73RD ST N, Pinellas Park	2.19%
Tax Rate	4970 71ST AVE N, Pinellas Park	2.18%
Tax Rate	6235 78TH AVE N, Pinellas Park	2.16%

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.