

Pinellas Market Lens

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

Filters

City	Pinellas Park
Property type	Non-Profit Charitable Services

Exact KPIs

Parcels analyzed	15
Median market value	\$1,696,011
Mean market value	\$1,996,011
Median price per sqft	\$139
Total market value	\$29,940,172
Median tax rate	2.12%
Avg assessed gap	\$99,014
Avg assessed gap %	3.78%

Analyst Takeaways

- The current slice contains 15 parcels with a median market value of \$1,696,011.
- The middle 50% of recorded market values spans \$752,946 to \$3,018,457.
- Pinellas Park is the largest city segment in this slice with 15 parcels.
- Non-Profit Charitable Services 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	15	\$1,696,011

Top Property Type Segments

Type	Parcels	Median Value
Non-Profit Charitable Services	15	\$1,696,011

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	3941 68TH AVE N, Pinellas Park	11.85%
Assessed Gap	4801 78TH AVE N, Pinellas Park	10.60%
Assessed Gap	5718 126TH AVE N, Pinellas Park	10.34%

Signal	Parcel	Metric
Assessed Gap	4000 GATEWAY CENTRE BLVD, Pinellas Park	8.98%
Assessed Gap	5180 62ND AVE N, Pinellas Park	6.94%
Tax Rate	11254 58TH ST N, Pinellas Park	2.89%
Tax Rate	6655 66TH ST N, Pinellas Park	2.28%
Tax Rate	7550 43RD ST N, Pinellas Park	2.16%
Tax Rate	7400 62ND TER N, Pinellas Park	2.15%
Tax Rate	4000 GATEWAY CENTRE BLVD, Pinellas Park	2.14%

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.