

Pinellas Market Lens

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

Filters

City	Pinellas Park
Property type	Private Schools

Exact KPIs

Parcels analyzed	15
Median market value	\$535,000
Mean market value	\$1,549,369
Median price per sqft	\$116
Total market value	\$23,240,539
Median tax rate	2.20%
Avg assessed gap	\$8,903
Avg assessed gap %	0.40%

Analyst Takeaways

- The current slice contains 15 parcels with a median market value of \$535,000.
- The middle 50% of recorded market values spans \$407,500 to \$992,500.
- Pinellas Park is the largest city segment in this slice with 15 parcels.
- Private Schools & Colleges, Day Care Centers 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	\$535,000

Top Property Type Segments

Type	Parcels	Median Value
Private Schools & Colleges, Day Care Centers	15	\$535,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	9200 49TH ST, Pinellas Park	\$11,174,972
Market Value	11225 US HIGHWAY 19 N, Pinellas Park	\$3,225,000

Signal	Parcel	Metric
Market Value	62ND AVE N, Pinellas Park	\$2,245,567
Assessed Gap	62ND AVE N, Pinellas Park	5.95%
Assessed Gap	6710 86TH AVE, Pinellas Park	0.00%
Assessed Gap	9200 49TH ST, Pinellas Park	0.00%
Assessed Gap	8265 63RD WAY N, Pinellas Park	0.00%
Assessed Gap	6630 78TH AVE N, Pinellas Park	0.00%
Tax Rate	5021 75TH AVE N, Pinellas Park	2.22%
Tax Rate	6520 102ND AVE, Pinellas Park	2.21%
Tax Rate	6881 40TH ST N, Pinellas Park	2.21%
Tax Rate	4920 94TH AVE, Pinellas Park	2.21%
Tax Rate	6552 84TH AVE, Pinellas Park	2.20%

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.