

# Pinellas Market Lens

Market insight brief - 82 filtered parcels - June 13, 2026

## Filters

City	Pinellas Park
Property type	Single Building Store

## Exact KPIs

Parcels analyzed	82
Median market value	\$435,000
Mean market value	\$883,557
Median price per sqft	\$161
Total market value	\$72,451,700
Median tax rate	2.19%
Avg assessed gap	\$17,515
Avg assessed gap %	3.76%

## Analyst Takeaways

- The current slice contains 82 parcels with a median market value of \$435,000.
- The middle 50% of recorded market values spans \$281,250 to \$1,046,250.
- Pinellas Park is the largest city segment in this slice with 82 parcels.
- Single Building Store 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	82	\$435,000

## Top Property Type Segments

Type	Parcels	Median Value
Single Building Store	82	\$435,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	7035 US HIGHWAY 19 N, Pinellas Park	\$4,485,000
Market Value	6994 US HIGHWAY 19 N, Pinellas Park	\$3,495,000

Signal	Parcel	Metric
Market Value	9501 US HIGHWAY 19 N, Pinellas Park	\$3,480,000
Market Value	10196 66TH ST, Pinellas Park	\$3,185,000
Market Value	7751 49TH ST N, Pinellas Park	\$3,155,000
Assessed Gap	6715 66TH ST N, Pinellas Park	37.03%
Assessed Gap	8620 66TH ST, Pinellas Park	31.88%
Assessed Gap	5775 PARK BLVD, Pinellas Park	27.55%
Assessed Gap	6945 66TH ST N, Pinellas Park	24.46%
Assessed Gap	9190 49TH ST, Pinellas Park	16.34%
Tax Rate	6600 34TH ST N, Pinellas Park	3.08%
Tax Rate	6435 PARK BLVD, Pinellas Park	2.74%
Tax Rate	9825 66TH ST, Pinellas Park	2.56%
Tax Rate	8301 49TH ST N, Pinellas Park	2.48%
Tax Rate	5663 PARK BLVD, Pinellas Park	2.40%

## 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.