

Pinellas Market Lens

Market insight brief - 35 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	35
Median market value	\$462,415
Mean market value	\$578,193
Median price per sqft	\$205
Total market value	\$20,236,747
Median tax rate	2.06%
Avg assessed gap	\$172,506
Avg assessed gap %	25.93%

Analyst Takeaways

- The current slice contains 35 parcels with a median market value of \$462,415.
- The middle 50% of recorded market values spans \$321,660 to \$679,932.
- Pinellas Park is the largest city segment in this slice with 35 parcels.
- Single Family - more than one house per parcel 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	35	\$462,415

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	35	\$462,415

Auditable Outliers

Signal	Parcel	Metric
Market Value	5824 115TH AVE, Pinellas Park	\$1,493,621
Market Value	10490 58TH ST, Pinellas Park	\$1,415,849

Signal	Parcel	Metric
Market Value	6320 66TH AVE N, Pinellas Park	\$1,270,695
Assessed Gap	7448 67TH LN N, Pinellas Park	71.36%
Assessed Gap	6071 106TH AVE, Pinellas Park	58.51%
Assessed Gap	6490 62ND AVE N, Pinellas Park	57.80%
Assessed Gap	4365 73RD AVE N, Pinellas Park	55.48%
Assessed Gap	6373 90TH AVE N, Pinellas Park	55.44%
Tax Rate	6490 62ND AVE N, Pinellas Park	2.38%
Tax Rate	6284 PARK BLVD, Pinellas Park	2.27%
Tax Rate	4365 73RD AVE N, Pinellas Park	2.18%
Tax Rate	8001 46TH ST N, Pinellas Park	2.16%
Tax Rate	6002 72ND AVE N, Pinellas Park	2.15%

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.