

Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

Filters

City	Pinellas Park
Property type	Single Family Community Land Trust

Exact KPIs

Parcels analyzed	3
Median market value	\$259,931
Mean market value	\$246,336
Median price per sqft	\$206
Total market value	\$739,008
Median tax rate	2.04%
Avg assessed gap	\$145,885
Avg assessed gap %	59.53%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$259,931.
- The middle 50% of recorded market values spans \$234,681 to \$264,788.
- Pinellas Park is the largest city segment in this slice with 3 parcels.
- Single Family Community Land Trust 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	3	\$259,931

Top Property Type Segments

Type	Parcels	Median Value
Single Family Community Land Trust	3	\$259,931

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	8475 59TH ST N, Pinellas Park	63.44%
Assessed Gap	6994 78TH AVE N, Pinellas Park	58.71%
Assessed Gap	8765 58TH LN N, Pinellas Park	56.44%

Signal	Parcel	Metric
Tax Rate	8475 59TH ST N, Pinellas Park	2.05%
Tax Rate	6994 78TH AVE N, Pinellas Park	2.04%
Tax Rate	8765 58TH LN N, Pinellas Park	2.01%

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.