

# Pinellas Market Lens

Market insight brief - 12,404 filtered parcels - June 13, 2026

## Filters

City	Pinellas Park
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	12,404
Median market value	\$282,697
Mean market value	\$320,283
Median price per sqft	\$233
Total market value	\$3,972,789,932
Median tax rate	2.02%
Avg assessed gap	\$119,970
Avg assessed gap %	37.49%

## Analyst Takeaways

- The current slice contains 12,404 parcels with a median market value of \$282,697.
- The middle 50% of recorded market values spans \$236,578 to \$346,317.
- Pinellas Park is the largest city segment in this slice with 12,404 parcels.
- Single Family Home 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	12,404	\$282,697

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	12,404	\$282,697

## Auditable Outliers

Signal	Parcel	Metric
Market Value	8566 LAUREL DR, Pinellas Park	\$4,885,211
Market Value	7697 HUNTER LN, Pinellas Park	\$4,012,764

Signal	Parcel	Metric
Market Value	7262 SAWGRASS POINT DR, Pinellas Park	\$3,804,035
Market Value	7741 HUNTER LN, Pinellas Park	\$3,392,511
Market Value	7343 SAWGRASS POINT DR, Pinellas Park	\$3,060,767
Assessed Gap	9565 68TH ST, Pinellas Park	88.16%
Assessed Gap	4604 73RD AVE N, Pinellas Park	86.88%
Assessed Gap	7055 79TH AVE N, Pinellas Park	81.97%
Assessed Gap	7603 55TH ST N, Pinellas Park	80.65%
Assessed Gap	4464 72ND AVE N, Pinellas Park	80.27%
Tax Rate	6743 92ND AVE, Pinellas Park	17.58%
Tax Rate	8312 40TH ST N, Pinellas Park	16.53%
Tax Rate	8290 40TH ST N, Pinellas Park	15.78%
Tax Rate	12484 CROSS ST, Pinellas Park	14.15%
Tax Rate	12240 LAND ST, Pinellas Park	14.15%

## 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.