

Pinellas Market Lens

Market insight brief - 74 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	74
Median market value	\$837,500
Mean market value	\$1,265,432
Median price per sqft	\$111
Total market value	\$93,642,000
Median tax rate	2.17%
Avg assessed gap	\$14,999
Avg assessed gap %	2.01%

Analyst Takeaways

- The current slice contains 74 parcels with a median market value of \$837,500.
- The middle 50% of recorded market values spans \$496,250 to \$1,838,750.
- Pinellas Park is the largest city segment in this slice with 74 parcels.
- Strip Store - (2 or more stores) 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	74	\$837,500

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	74	\$837,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	13355 49TH ST N, Pinellas Park	\$5,950,000
Market Value	6200 66TH ST N, Pinellas Park	\$4,300,000

Signal	Parcel	Metric
Market Value	7400 66TH ST N, Pinellas Park	\$4,075,000
Assessed Gap	11681 49TH ST N, Pinellas Park	38.44%
Assessed Gap	6890 66TH ST N, Pinellas Park	20.14%
Assessed Gap	6101 PARK BLVD, Pinellas Park	13.43%
Assessed Gap	5810 PARK BLVD, Pinellas Park	10.30%
Assessed Gap	12061 66TH ST, Pinellas Park	10.30%
Tax Rate	8100 PARK BLVD, Pinellas Park	5.67%
Tax Rate	5010 PARK BLVD, Pinellas Park	2.85%
Tax Rate	7650 PARK BLVD, Pinellas Park	2.60%
Tax Rate	9150 49TH ST, Pinellas Park	2.43%
Tax Rate	6890 66TH ST N, 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.