

Pinellas Market Lens

Market insight brief - 66 filtered parcels - June 13, 2026

Filters

| | |
|---------------|-------------------------------|
| City | Pinellas Park |
| Property type | Vacant Commercial Land w/XFSB |

Exact KPIs

| | |
|-----------------------|--------------|
| Parcels analyzed | 66 |
| Median market value | \$167,471 |
| Mean market value | \$265,860 |
| Median price per sqft | - |
| Total market value | \$17,280,904 |
| Median tax rate | 2.21% |
| Avg assessed gap | \$21,084 |
| Avg assessed gap % | 7.71% |

Analyst Takeaways

- The current slice contains 66 parcels with a median market value of \$167,471.
- The middle 50% of recorded market values spans \$106,267 to \$335,666.
- Pinellas Park is the largest city segment in this slice with 66 parcels.
- Vacant Commercial Land w/XFSB 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 | 66 | \$167,471 |

Top Property Type Segments

| Type | Parcels | Median Value |
|-------------------------------|---------|--------------|
| Vacant Commercial Land w/XFSB | 66 | \$167,471 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|--------------------------------------|-------------|
| Market Value | 90TH AVE, Pinellas Park | \$1,685,788 |
| Market Value | 12901 US HIGHWAY 19 N, Pinellas Park | \$1,132,163 |

| Signal | Parcel | Metric |
|--------------|-------------------------------------|-----------|
| Market Value | 7200 PARK BLVD, Pinellas Park | \$988,693 |
| Market Value | 49TH ST N, Pinellas Park | \$863,523 |
| Assessed Gap | PARK BLVD, Pinellas Park | 99.19% |
| Assessed Gap | 60TH ST N, Pinellas Park | 37.34% |
| Assessed Gap | 73RD AVE N, Pinellas Park | 27.90% |
| Assessed Gap | 90TH AVE, Pinellas Park | 27.84% |
| Assessed Gap | 70TH AVE N, Pinellas Park | 27.75% |
| Tax Rate | 49TH ST N, Pinellas Park | 2.96% |
| Tax Rate | 7651 US HIGHWAY 19 N, Pinellas Park | 2.66% |
| Tax Rate | 62ND AVE N, Pinellas Park | 2.59% |
| Tax Rate | 34TH ST N, Pinellas Park | 2.53% |
| Tax Rate | PARK BLVD, Pinellas Park | 2.46% |

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.