

Pinellas Market Lens

Market insight brief - 23 filtered parcels - June 13, 2026

Filters

City	Pinellas Park
Property type	Vacant Residential Land w/XFSB

Exact KPIs

Parcels analyzed	23
Median market value	\$113,094
Mean market value	\$193,162
Median price per sqft	-
Total market value	\$4,442,724
Median tax rate	1.84%
Avg assessed gap	\$76,985
Avg assessed gap %	41.78%

Analyst Takeaways

- The current slice contains 23 parcels with a median market value of \$113,094.
- The middle 50% of recorded market values spans \$105,690 to \$225,954.
- Pinellas Park is the largest city segment in this slice with 23 parcels.
- Vacant Residential 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	23	\$113,094

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential Land w/XFSB	23	\$113,094

Auditable Outliers

Signal	Parcel	Metric
Market Value	6155 114TH AVE, Pinellas Park	\$757,091
Market Value	11000 60TH ST, Pinellas Park	\$604,629

Signal	Parcel	Metric
Assessed Gap	49TH WAY N, Pinellas Park	85.93%
Assessed Gap	108TH AVE, Pinellas Park	81.71%
Assessed Gap	62ND WAY N, Pinellas Park	66.33%
Assessed Gap	59TH ST N, Pinellas Park	65.93%
Assessed Gap	6485 76TH TER N, Pinellas Park	64.17%
Tax Rate	59TH ST N, Pinellas Park	2.52%
Tax Rate	62ND WAY N, Pinellas Park	2.52%
Tax Rate	6485 76TH TER N, Pinellas Park	2.51%
Tax Rate	76TH AVE N, Pinellas Park	2.51%
Tax Rate	60TH ST, Pinellas Park	2.25%

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.