

Pinellas Market Lens

Market insight brief · 12 filtered parcels · June 13, 2026

Filters

City	Seminole
Property type	Apartments (10 - 49 units)

Exact KPIs

Parcels analyzed	12
Median market value	\$915,000
Mean market value	\$1,157,500
Median price per sqft	\$103
Total market value	\$13,890,000
Median tax rate	1.83%
Avg assessed gap	\$1,250
Avg assessed gap %	0.08%

Analyst Takeaways

- The current slice contains 12 parcels with a median market value of \$915,000.
- The middle 50% of recorded market values spans \$420,000 to \$1,462,500.
- Seminole is the largest city segment in this slice with 12 parcels.
- Apartments (10 - 49 units) 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
Seminole	12	\$915,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (10 - 49 units)	12	\$915,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	9402 LYNN LN, Seminole	\$3,250,000
Assessed Gap	12400 ROSE ST, Seminole	1.00%

Signal	Parcel	Metric
Assessed Gap	10960 72ND AVE, Seminole	0.00%
Assessed Gap	10983 70TH AVE, Seminole	0.00%
Assessed Gap	11916 133RD AVE, Seminole	0.00%
Assessed Gap	2231 BLANCHARD CT, Seminole	0.00%
Tax Rate	11916 133RD AVE, Seminole	2.52%
Tax Rate	11938 133RD AVE, Seminole	2.10%
Tax Rate	11960 133RD AVE, Seminole	2.10%
Tax Rate	11980 133RD AVE, Seminole	2.10%
Tax Rate	9700 102ND AVE, Seminole	1.90%

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.