

Pinellas Market Lens

Market insight brief - 53 filtered parcels - June 13, 2026

Filters

City	Seminole
Property type	Condo Office (Unit)

Exact KPIs

Parcels analyzed	53
Median market value	\$163,500
Mean market value	\$234,607
Median price per sqft	\$135
Total market value	\$12,434,149
Median tax rate	1.78%
Avg assessed gap	\$25,470
Avg assessed gap %	16.35%

Analyst Takeaways

- The current slice contains 53 parcels with a median market value of \$163,500.
- The middle 50% of recorded market values spans \$133,875 to \$169,500.
- Seminole is the largest city segment in this slice with 53 parcels.
- Condo Office (Unit) 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	53	\$163,500

Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	53	\$163,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	10800 TEMPLE TER # 1, Seminole	\$3,858,425
Market Value	8333 SEMINOLE BLVD, Seminole	\$365,500

Signal	Parcel	Metric
Market Value	7895 SEMINOLE BLVD # 4, Seminole	\$296,500
Market Value	7895 SEMINOLE BLVD # 3, Seminole	\$296,500
Market Value	7895 SEMINOLE BLVD # 2, Seminole	\$296,500
Assessed Gap	10333 SEMINOLE BLVD # 12, Seminole	37.64%
Assessed Gap	10333 SEMINOLE BLVD # 11, Seminole	37.64%
Assessed Gap	10823 SEMINOLE BLVD # 2 A, Seminole	34.40%
Assessed Gap	10333 SEMINOLE BLVD # 2, Seminole	31.54%
Assessed Gap	10333 SEMINOLE BLVD # 1, Seminole	31.48%
Tax Rate	10800 TEMPLE TER # 2, Seminole	3.22%
Tax Rate	10333 SEMINOLE BLVD # 14, Seminole	2.22%
Tax Rate	10333 SEMINOLE BLVD # 13, Seminole	2.22%
Tax Rate	10333 SEMINOLE BLVD # 3, Seminole	2.22%
Tax Rate	10333 SEMINOLE BLVD # 5, Seminole	2.22%

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.