

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

City	Seminole
Property type	Manufactured Home (On Individually Owned Lot)

Exact KPIs

Parcels analyzed	10
Median market value	\$159,470
Mean market value	\$175,727
Median price per sqft	\$179
Total market value	\$1,757,271
Median tax rate	1.68%
Avg assessed gap	\$62,025
Avg assessed gap %	40.03%

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$159,470.
- The middle 50% of recorded market values spans \$126,014 to \$209,005.
- Seminole is the largest city segment in this slice with 10 parcels.
- Manufactured Home (On Individually Owned Lot) is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Seminole	10	\$159,470

Top Property Type Segments

Type	Parcels	Median Value
Manufactured Home (On Individually Owned Lot)	10	\$159,470

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	7164 121ST WAY, Seminole	81.25%
Assessed Gap	7132 121ST WAY, Seminole	77.19%
Assessed Gap	12043 MURRAY AVE, Seminole	74.22%

Signal	Parcel	Metric
Assessed Gap	7095 121ST WAY, Seminole	51.07%
Assessed Gap	7395 121ST WAY, Seminole	47.76%
Tax Rate	12043 MURRAY AVE, Seminole	2.46%
Tax Rate	7132 121ST WAY, Seminole	1.77%
Tax Rate	7095 121ST WAY, Seminole	1.69%
Tax Rate	7393 121ST WAY, Seminole	1.68%
Tax Rate	7197 121ST WAY, Seminole	1.68%

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.