

Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

Filters

| | |
|---------------|-----------------------------|
| City | Seminole |
| Property type | Store w/Office or Apartment |

Exact KPIs

| | |
|-----------------------|-------------|
| Parcels analyzed | 6 |
| Median market value | \$730,000 |
| Mean market value | \$645,000 |
| Median price per sqft | \$109 |
| Total market value | \$3,870,000 |
| Median tax rate | 1.64% |
| Avg assessed gap | \$23,742 |
| Avg assessed gap % | 3.06% |

Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$730,000.
- The middle 50% of recorded market values spans \$516,250 to \$816,250.
- Seminole is the largest city segment in this slice with 6 parcels.
- Store w/Office or Apartment 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 | 6 | \$730,000 |

Top Property Type Segments

| Type | Parcels | Median Value |
|-----------------------------|---------|--------------|
| Store w/Office or Apartment | 6 | \$730,000 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|-------------------------------|--------|
| Assessed Gap | 5775 SEMINOLE BLVD, Seminole | 18.38% |
| Assessed Gap | 10595 SEMINOLE BLVD, Seminole | 0.00% |
| Assessed Gap | 5141 SEMINOLE BLVD, Seminole | 0.00% |

| Signal | Parcel | Metric |
|--------------|-------------------------------|--------|
| Assessed Gap | 6100 SEMINOLE BLVD, Seminole | 0.00% |
| Assessed Gap | 8400 SEMINOLE BLVD, Seminole | 0.00% |
| Tax Rate | 6100 SEMINOLE BLVD, Seminole | 1.91% |
| Tax Rate | 10595 SEMINOLE BLVD, Seminole | 1.88% |
| Tax Rate | 5141 SEMINOLE BLVD, Seminole | 1.65% |
| Tax Rate | 5775 SEMINOLE BLVD, Seminole | 1.63% |
| Tax Rate | 9183 PARK BLVD, Seminole | 1.61% |

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.