

# Pinellas Market Lens

Market insight brief - 54 filtered parcels - June 13, 2026

## Filters

City	Seminole
Property type	Strip Store - (2 or more stores)

## Exact KPIs

Parcels analyzed	54
Median market value	\$1,002,500
Mean market value	\$1,584,537
Median price per sqft	\$104
Total market value	\$85,565,000
Median tax rate	1.72%
Avg assessed gap	\$9,813
Avg assessed gap %	0.82%

## Analyst Takeaways

- The current slice contains 54 parcels with a median market value of \$1,002,500.
- The middle 50% of recorded market values spans \$643,750 to \$1,940,000.
- Seminole is the largest city segment in this slice with 54 parcels.
- Strip Store - (2 or more stores) 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	54	\$1,002,500

## Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	54	\$1,002,500

## Auditable Outliers

Signal	Parcel	Metric
Market Value	10753 PARK BLVD, Seminole	\$11,400,000
Market Value	11200 PARK BLVD, Seminole	\$6,400,000

Signal	Parcel	Metric
Market Value	11125 PARK BLVD, Seminole	\$3,960,000
Assessed Gap	7562 STARKEY RD, Seminole	18.32%
Assessed Gap	10714 WALSINGHAM RD, Seminole	12.67%
Assessed Gap	5050 SEMINOLE BLVD, Seminole	6.07%
Assessed Gap	8530 SEMINOLE BLVD, Seminole	1.76%
Assessed Gap	10525 PARK BLVD, Seminole	1.67%
Tax Rate	9053 STARKEY RD, Seminole	2.05%
Tax Rate	10714 WALSINGHAM RD, Seminole	1.98%
Tax Rate	8501 SEMINOLE BLVD, Seminole	1.96%
Tax Rate	12025 SEMINOLE BLVD, Seminole	1.95%
Tax Rate	11971 SEMINOLE BLVD, Seminole	1.93%

## 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.