

# Pinellas Market Lens

Market Insight brief • 2 filtered parcels • June 13, 2026

## Filters

City	South Pasadena
Property type	Restaurant, Cafeteria

## Exact KPIs

Parcels analyzed	2
Median market value	\$990,000
Mean market value	\$990,000
Median price per sqft	\$185
Total market value	\$1,980,000
Median tax rate	1.86%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 2 parcels with a median market value of \$990,000.
- The middle 50% of recorded market values spans \$972,500 to \$1,007,500.
- South Pasadena is the largest city segment in this slice with 2 parcels.
- Restaurant, Cafeteria 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
South Pasadena	2	\$990,000

## Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	2	\$990,000

## Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

## 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.