

# Pinellas Market Lens

Market insight brief - 315 filtered parcels - June 13, 2026

## Filters

City	South Pasadena
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	315
Median market value	\$322,194
Mean market value	\$426,412
Median price per sqft	\$243
Total market value	\$134,319,882
Median tax rate	1.69%
Avg assessed gap	\$116,608
Avg assessed gap %	28.63%

## Analyst Takeaways

- The current slice contains 315 parcels with a median market value of \$322,194.
- The middle 50% of recorded market values spans \$247,128 to \$494,238.
- South Pasadena is the largest city segment in this slice with 315 parcels.
- Single Family Home 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
South Pasadena	315	\$322,194

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	315	\$322,194

## Auditable Outliers

Signal	Parcel	Metric
Market Value	7136 S SHORE DR, South Pasadena	\$2,350,263
Market Value	7080 S SHORE DR, South Pasadena	\$1,951,156

Signal	Parcel	Metric
Market Value	6976 S SHORE DR, South Pasadena	\$1,864,161
Market Value	7040 S SHORE DR, South Pasadena	\$1,846,819
Market Value	7076 S SHORE DR, South Pasadena	\$1,647,023
Assessed Gap	6740 HIBISCUS AVE S, South Pasadena	79.00%
Assessed Gap	6731 PARK ST S, South Pasadena	76.60%
Assessed Gap	6640 HIBISCUS AVE S, South Pasadena	74.78%
Assessed Gap	903 PARK ST S, South Pasadena	74.17%
Assessed Gap	6630 HIBISCUS AVE S, South Pasadena	72.81%
Tax Rate	6956 S SHORE DR, South Pasadena	3.30%
Tax Rate	6960 GRANDE VISTA WAY, South Pasadena	3.07%
Tax Rate	7265 14TH AVE S, South Pasadena	3.03%
Tax Rate	7046 HIBISCUS AVE S, South Pasadena	3.01%
Tax Rate	6720 PARK ST S, South Pasadena	2.98%

## 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.