

Pinellas Market Lens

Market insight brief - 9 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Car Storage - Trailer Storage

Exact KPIs

Parcels analyzed	9
Median market value	\$375,000
Mean market value	\$613,333
Median price per sqft	\$91
Total market value	\$5,520,000
Median tax rate	2.15%
Avg assessed gap	\$4,086
Avg assessed gap %	1.54%

Analyst Takeaways

- The current slice contains 9 parcels with a median market value of \$375,000.
- The middle 50% of recorded market values spans \$320,000 to \$650,000.
- St. Petersburg is the largest city segment in this slice with 9 parcels.
- Car Storage - Trailer Storage 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
St. Petersburg	9	\$375,000

Top Property Type Segments

Type	Parcels	Median Value
Car Storage - Trailer Storage	9	\$375,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	5499 34TH ST N, St. Petersburg	\$2,010,000
Assessed Gap	2500 55TH AVE N, St. Petersburg	9.17%

Signal	Parcel	Metric
Assessed Gap	6025 HAINES RD N, St. Petersburg	4.67%
Assessed Gap	2540 26TH AVE N, St. Petersburg	0.00%
Assessed Gap	7358 46TH AVE N, St. Petersburg	0.00%
Assessed Gap	700 49TH ST S, St. Petersburg	0.00%
Tax Rate	6025 HAINES RD N, St. Petersburg	2.19%
Tax Rate	2500 55TH AVE N, St. Petersburg	2.18%
Tax Rate	7358 46TH AVE N, St. Petersburg	2.17%
Tax Rate	3879 46TH AVE N, St. Petersburg	2.17%
Tax Rate	5499 34TH ST N, St. Petersburg	2.15%

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.