

# Pinellas Market Lens

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

## Filters

City	St. Petersburg
Property type	Enclosed Theater

## Exact KPIs

Parcels analyzed	6
Median market value	\$5,125,000
Mean market value	\$5,879,167
Median price per sqft	\$160
Total market value	\$35,275,000
Median tax rate	2.05%
Avg assessed gap	\$193,007
Avg assessed gap %	4.46%

## Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$5,125,000.
- The middle 50% of recorded market values spans \$2,232,500 to \$9,446,250.
- St. Petersburg is the largest city segment in this slice with 6 parcels.
- Enclosed Theater 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
St. Petersburg	6	\$5,125,000

## Top Property Type Segments

Type	Parcels	Median Value
Enclosed Theater	6	\$5,125,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	687 CENTRAL AVE, St. Petersburg	21.16%
Assessed Gap	114 3RD AVE N, St. Petersburg	5.59%
Assessed Gap	2998 TYRONE BLVD N, St. Petersburg	0.00%

Signal	Parcel	Metric
Assessed Gap	244 2ND AVE N, St. Petersburg	0.00%
Assessed Gap	1850 CENTRAL AVE, St. Petersburg	0.00%
Tax Rate	1850 CENTRAL AVE, St. Petersburg	2.09%
Tax Rate	687 CENTRAL AVE, St. Petersburg	2.07%
Tax Rate	6099 CENTRAL AVE, St. Petersburg	2.06%
Tax Rate	244 2ND AVE N, St. Petersburg	2.04%
Tax Rate	114 3RD AVE N, St. Petersburg	2.02%

## 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.