

Pinellas Market Lens

Market insight brief - 93 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Fast Food Restaurant

Exact KPIs

Parcels analyzed	93
Median market value	\$930,000
Mean market value	\$1,072,666
Median price per sqft	\$382
Total market value	\$98,685,300
Median tax rate	1.99%
Avg assessed gap	\$21,638
Avg assessed gap %	2.93%

Analyst Takeaways

- The current slice contains 93 parcels with a median market value of \$930,000.
- The middle 50% of recorded market values spans \$671,925 to \$1,486,250.
- St. Petersburg is the largest city segment in this slice with 93 parcels.
- Fast Food Restaurant 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	93	\$930,000

Top Property Type Segments

Type	Parcels	Median Value
Fast Food Restaurant	93	\$930,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	2302 TYRONE BLVD N, St. Petersburg	\$3,450,000
Assessed Gap	2005 CENTRAL AVE, St. Petersburg	36.48%

Signal	Parcel	Metric
Assessed Gap	1735 34TH ST S, St. Petersburg	28.29%
Assessed Gap	1100 16TH ST S, St. Petersburg	27.08%
Assessed Gap	5236 16TH ST N, St. Petersburg	23.68%
Assessed Gap	1525 4TH ST S, St. Petersburg	19.60%
Tax Rate	3901 34TH ST S, St. Petersburg	3.61%
Tax Rate	3355 9TH AVE N, St. Petersburg	2.80%
Tax Rate	649 34TH ST N, St. Petersburg	2.47%
Tax Rate	5600 66TH ST N, St. Petersburg	2.36%
Tax Rate	5464 66TH ST N, St. Petersburg	2.34%

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.