

# Pinellas Market Lens

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

## Filters

City	St. Petersburg
Property type	Improved Agricultural

## Exact KPIs

Parcels analyzed	6
Median market value	\$542,579
Mean market value	\$569,682
Median price per sqft	\$324
Total market value	\$3,418,095
Median tax rate	2.13%
Avg assessed gap	\$431,375
Avg assessed gap %	77.55%

## Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$542,579.
- The middle 50% of recorded market values spans \$417,528 to \$723,462.
- St. Petersburg is the largest city segment in this slice with 6 parcels.
- Improved Agricultural 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	\$542,579

## Top Property Type Segments

Type	Parcels	Median Value
Improved Agricultural	6	\$542,579

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	46TH AVE N, St. Petersburg	98.57%
Assessed Gap	199 20TH ST S, St. Petersburg	84.91%
Assessed Gap	4747 18TH AVE S, St. Petersburg	84.36%

Signal	Parcel	Metric
Assessed Gap	4101 46TH AVE N, St. Petersburg	78.36%
Assessed Gap	4203 46TH AVE N, St. Petersburg	62.72%
Tax Rate	4203 46TH AVE N, St. Petersburg	2.20%
Tax Rate	7970 46TH AVE N, St. Petersburg	2.17%
Tax Rate	4101 46TH AVE N, St. Petersburg	2.15%
Tax Rate	46TH AVE N, St. Petersburg	2.11%
Tax Rate	4747 18TH AVE S, 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.