

Pinellas Market Lens

Market insight brief • 7 filtered parcels • June 13, 2026

Filters

City	St. Petersburg
Property type	Literary, Scientific

Exact KPIs

Parcels analyzed	7
Median market value	\$3,621,883
Mean market value	\$8,769,229
Median price per sqft	\$204
Total market value	\$61,384,602
Median tax rate	2.00%
Avg assessed gap	\$351,616
Avg assessed gap %	16.35%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$3,621,883.
- The middle 50% of recorded market values spans \$1,830,775 to \$5,428,674.
- St. Petersburg is the largest city segment in this slice with 7 parcels.
- Literary, Scientific & Cultural Facilities 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	7	\$3,621,883

Top Property Type Segments

Type	Parcels	Median Value
Literary, Scientific & Cultural Facilities	7	\$3,621,883

Auditable Outliers

Signal	Parcel	Metric
Market Value	255 BEACH DR NE, St. Petersburg	\$41,866,431
Assessed Gap	710 1ST AVE N, St. Petersburg	55.73%

Signal	Parcel	Metric
Assessed Gap	420 22ND ST S, St. Petersburg	42.86%
Assessed Gap	719 CENTRAL AVE, St. Petersburg	11.77%
Assessed Gap	4025 31ST ST S, St. Petersburg	2.78%
Assessed Gap	7701 22ND AVE N, St. Petersburg	1.34%
Tax Rate	420 22ND ST S, St. Petersburg	2.08%
Tax Rate	710 1ST AVE N, St. Petersburg	2.04%
Tax Rate	4025 31ST ST S, St. Petersburg	2.01%
Tax Rate	255 BEACH DR NE, St. Petersburg	2.00%
Tax Rate	719 CENTRAL AVE, St. Petersburg	1.91%

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.