

# Pinellas Market Lens

Market insight brief - 388 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Manufactured Home (On Individually Owned Lot)

## Exact KPIs

Parcels analyzed	388
Median market value	\$85,436
Mean market value	\$105,128
Median price per sqft	\$110
Total market value	\$40,789,826
Median tax rate	2.26%
Avg assessed gap	\$31,094
Avg assessed gap %	29.73%

## Analyst Takeaways

- The current slice contains 388 parcels with a median market value of \$85,436.
- The middle 50% of recorded market values spans \$69,350 to \$125,131.
- St. Petersburg is the largest city segment in this slice with 388 parcels.
- Manufactured Home (On Individually Owned Lot) 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	388	\$85,436

## Top Property Type Segments

Type	Parcels	Median Value
Manufactured Home (On Individually Owned Lot)	388	\$85,436

## Auditable Outliers

Signal	Parcel	Metric
Market Value	4185 74TH ST N # B, St. Petersburg	\$380,027
Market Value	3431 52ND AVE N, St. Petersburg	\$338,811

Signal	Parcel	Metric
Market Value	5145 75TH ST N, St. Petersburg	\$332,840
Market Value	5568 40TH ST N, St. Petersburg	\$308,812
Market Value	5179 75TH ST N, St. Petersburg	\$300,364
Assessed Gap	4416 68TH ST N, St. Petersburg	87.47%
Assessed Gap	5164 67TH WAY N, St. Petersburg	85.34%
Assessed Gap	5079 68TH ST N, St. Petersburg	83.57%
Assessed Gap	5110 68TH WAY N, St. Petersburg	83.23%
Assessed Gap	5121 69TH WAY N, St. Petersburg	75.50%
Tax Rate	5164 81ST ST N, St. Petersburg	10.46%
Tax Rate	5084 76TH ST N, St. Petersburg	3.41%
Tax Rate	5254 YELLOW PINE ST N, St. Petersburg	3.13%
Tax Rate	5274 YELLOW PINE ST N, St. Petersburg	2.84%
Tax Rate	5019 68TH ST N, St. Petersburg	2.76%

## 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.