

# Pinellas Market Lens

Market insight brief - 39 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Mini-Storage Warehouse

## Exact KPIs

Parcels analyzed	39
Median market value	\$5,100,000
Mean market value	\$6,313,333
Median price per sqft	\$85
Total market value	\$246,220,000
Median tax rate	2.00%
Avg assessed gap	\$297,280
Avg assessed gap %	3.08%

## Analyst Takeaways

- The current slice contains 39 parcels with a median market value of \$5,100,000.
- The middle 50% of recorded market values spans \$2,155,000 to \$10,545,000.
- St. Petersburg is the largest city segment in this slice with 39 parcels.
- Mini-Storage Warehouse 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	39	\$5,100,000

## Top Property Type Segments

Type	Parcels	Median Value
Mini-Storage Warehouse	39	\$5,100,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	975 2ND AVE S, St. Petersburg	24.38%
Assessed Gap	7200 4TH ST N, St. Petersburg	22.53%
Assessed Gap	4250 34TH ST S, St. Petersburg	20.61%

Signal	Parcel	Metric
Assessed Gap	3201 32ND AVE S, St. Petersburg	17.98%
Assessed Gap	401 34TH ST N, St. Petersburg	13.70%
Tax Rate	6415 54TH AVE N, St. Petersburg	2.31%
Tax Rate	2501 22ND AVE N, St. Petersburg	2.22%
Tax Rate	4495 49TH ST N, St. Petersburg	2.19%
Tax Rate	5880 66TH ST N, St. Petersburg	2.16%
Tax Rate	4500 34TH ST N, St. Petersburg	2.16%

## 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.