

# Pinellas Market Lens

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

## Filters

City	St. Petersburg
Property type	Paid Parking

## Exact KPIs

Parcels analyzed	13
Median market value	\$6,872,752
Mean market value	\$7,778,991
Median price per sqft	\$54
Total market value	\$101,126,881
Median tax rate	2.03%
Avg assessed gap	\$107,768
Avg assessed gap %	0.99%

## Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$6,872,752.
- The middle 50% of recorded market values spans \$5,830,000 to \$10,415,942.
- St. Petersburg is the largest city segment in this slice with 13 parcels.
- Paid Parking 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	13	\$6,872,752

## Top Property Type Segments

Type	Parcels	Median Value
Paid Parking	13	\$6,872,752

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	555 7TH ST S, St. Petersburg	8.57%
Assessed Gap	1095 5TH AVE N, St. Petersburg	3.12%
Assessed Gap	10TH AVE S, St. Petersburg	0.18%

Signal	Parcel	Metric
Assessed Gap	6TH ST S, St. Petersburg	0.00%
Assessed Gap	501 6TH ST S, St. Petersburg	0.00%
Tax Rate	555 7TH ST S, St. Petersburg	2.10%
Tax Rate	6TH ST S, St. Petersburg	2.08%
Tax Rate	735 8TH AVE S, St. Petersburg	2.06%
Tax Rate	101 1ST AVE S, St. Petersburg	2.06%
Tax Rate	120 4TH ST N, St. Petersburg	2.04%

## 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.