

Pinellas Market Lens

Market Insight brief - 8 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Raw Acreage Tract Not Zoned for Agriculture or Commercial Purpose

Exact KPIs

Parcels analyzed	8
Median market value	\$482,804
Mean market value	\$658,891
Median price per sqft	-
Total market value	\$5,271,130
Median tax rate	1.99%
Avg assessed gap	\$19,422
Avg assessed gap %	1.89%

Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$482,804.
- The middle 50% of recorded market values spans \$239,318 to \$1,023,432.
- St. Petersburg is the largest city segment in this slice with 8 parcels.
- Raw Acreage Tract Not Zoned for Agriculture or Commercial Purpose 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	8	\$482,804

Top Property Type Segments

Type	Parcels	Median Value
Raw Acreage Tract Not Zoned for Agriculture or Commercial Purpose	8	\$482,804

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	55TH CIR N, St. Petersburg	15.11%
Assessed Gap	62ND AVE N, St. Petersburg	0.00%

Signal	Parcel	Metric
Assessed Gap	SNUG HARBOR RD NE, St. Petersburg	0.00%
Assessed Gap	WEEDON DR NE, St. Petersburg	0.00%
Assessed Gap	GANDY BLVD, St. Petersburg	0.00%
Tax Rate	55TH CIR N, St. Petersburg	2.29%
Tax Rate	62ND AVE N, St. Petersburg	2.19%
Tax Rate	SNUG HARBOR RD NE, St. Petersburg	1.99%
Tax Rate	WEEDON DR NE, St. Petersburg	1.99%
Tax Rate	25TH ST N, St. Petersburg	1.99%

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.