

# Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Vacant Condo Rec Area Dev Own- w/possible XFSB

## Exact KPIs

Parcels analyzed	6
Median market value	\$12,618
Mean market value	\$56,433
Median price per sqft	-
Total market value	\$338,600
Median tax rate	2.15%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$12,618.
- The middle 50% of recorded market values spans \$4,322 to \$29,311.
- St. Petersburg is the largest city segment in this slice with 6 parcels.
- Vacant Condo Rec Area Dev Own- w/possible XFSB 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	6	\$12,618

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Condo Rec Area Dev Own- w/possible XFSB	6	\$12,618

## Auditable Outliers

Signal	Parcel	Metric
Market Value	7810 58TH AVE N, St. Petersburg	\$283,968
Assessed Gap	58TH AVE N, St. Petersburg	0.00%

Signal	Parcel	Metric
Assessed Gap	54TH AVE N, St. Petersburg	0.00%
Assessed Gap	80TH ST N, St. Petersburg	0.00%
Assessed Gap	80TH ST N, St. Petersburg	0.00%
Assessed Gap	7810 58TH AVE N, St. Petersburg	0.00%
Tax Rate	80TH ST N, St. Petersburg	2.35%
Tax Rate	80TH ST N, St. Petersburg	2.20%
Tax Rate	54TH AVE N, St. Petersburg	2.15%
Tax Rate	7810 58TH AVE N, St. Petersburg	2.12%
Tax Rate	58TH AVE N, St. Petersburg	2.10%

## 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.