

# Pinellas Market Lens

Market insight brief - 35 filtered parcels - June 13, 2026

## Filters

Property type	Agricultural Residential
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## Exact KPIs

Parcels analyzed	35
Median market value	\$1,051,173
Mean market value	\$1,343,360
Median price per sqft	\$381
Total market value	\$47,017,614
Median tax rate	1.97%
Avg assessed gap	\$801,411
Avg assessed gap %	61.90%

## Analyst Takeaways

- The current slice contains 35 parcels with a median market value of \$1,051,173.
- The middle 50% of recorded market values spans \$668,050 to \$1,576,126.
- Pinellas Park is the largest city segment in this slice with 13 parcels.
- Agricultural Residential 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
Pinellas Park	13	\$560,613
Tarpon Springs	11	\$1,335,378
Largo	4	\$1,055,404
Palm Harbor	3	\$850,014
Clearwater	2	\$1,417,179
Dunedin	1	\$1,568,310
St. Petersburg	1	\$1,194,026

## Top Property Type Segments

Type	Parcels	Median Value
Agricultural Residential	35	\$1,051,173

## Auditable Outliers

Signal	Parcel	Metric
Market Value	3225 KEYSTONE RD, Tarpon Springs	\$6,616,003
Market Value	1801 COUNTRY LN, Palm Harbor	\$3,214,672
Market Value	6200 90TH AVE, Pinellas Park	\$3,161,549
Assessed Gap	BRADY DR, Dunedin	98.49%
Assessed Gap	78TH AVE, Pinellas Park	96.73%
Assessed Gap	78TH AVE, Pinellas Park	96.73%
Assessed Gap	74TH ST N, Pinellas Park	94.87%
Assessed Gap	3408 FORELOCK RD, Tarpon Springs	74.06%
Tax Rate	6351 62ND AVE, Pinellas Park	2.30%
Tax Rate	8520 60TH ST N, Pinellas Park	2.26%
Tax Rate	6200 90TH AVE, Pinellas Park	2.25%
Tax Rate	94TH AVE, Pinellas Park	2.24%
Tax Rate	6400 90TH AVE, Pinellas Park	2.22%

## 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.