

Pinellas Market Lens

Market insight brief - 103 filtered parcels - June 13, 2026

Filters

Property type	County Gov't - Non-residential (commercial) only
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Exact KPIs

Parcels analyzed	103
Median market value	\$3,530,617
Mean market value	\$12,692,391
Median price per sqft	\$226
Total market value	\$1,307,316,286
Median tax rate	1.86%
Avg assessed gap	\$594,103
Avg assessed gap %	7.43%

Analyst Takeaways

- The current slice contains 103 parcels with a median market value of \$3,530,617.
- The middle 50% of recorded market values spans \$1,267,770 to \$10,585,965.
- Clearwater is the largest city segment in this slice with 43 parcels.
- County Gov't - Non-residential (commercial) only 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
Clearwater	43	\$2,134,553
Largo	16	\$5,446,108
St. Petersburg	14	\$10,289,046
Palm Harbor	10	\$2,645,196
Tarpon Springs	7	\$1,656,496
Seminole	4	\$12,455,728
Pinellas Park	4	\$2,432,044
Tierra Verde	2	\$4,697,657

Top Property Type Segments

Type	Parcels	Median Value
County Gov't - Non-residential (commercial) only	103	\$3,530,617

Auditable Outliers

Signal	Parcel	Metric
Market Value	14400 49TH ST N, Clearwater	\$133,823,331
Market Value	14700 TERMINAL BLVD, Clearwater	\$132,577,794
Market Value	1060 GULF BLVD, Clearwater	\$101,039,431
Market Value	10750 ULMERTON RD, Largo	\$88,808,880
Market Value	315 COURT ST, Clearwater	\$84,225,372
Assessed Gap	ULMERTON RD, Largo	99.81%
Assessed Gap	1256 SUNSET POINT RD, Clearwater	92.50%
Assessed Gap	1913 MACOMBER AVE, Clearwater	86.97%
Assessed Gap	647 1ST AVE N, St. Petersburg	40.77%
Assessed Gap	150 5TH ST N, St. Petersburg	37.47%
Tax Rate	7401 54TH AVE N, St. Petersburg	2.88%
Tax Rate	27707 US HIGHWAY 19 N, Clearwater	2.47%
Tax Rate	2500 34TH ST N, St. Petersburg	2.26%
Tax Rate	8080 49TH ST N, Pinellas Park	2.20%
Tax Rate	3755 46TH AVE N, St. Petersburg	2.18%

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.