

Pinellas Market Lens

Market insight brief - 301 filtered parcels - June 13, 2026

Filters

Property type	Fast Food Restaurant
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Exact KPIs

Parcels analyzed	301
Median market value	\$960,000
Mean market value	\$1,055,092
Median price per sqft	\$368
Total market value	\$315,472,500
Median tax rate	1.99%
Avg assessed gap	\$11,993
Avg assessed gap %	1.33%

Analyst Takeaways

- The current slice contains 301 parcels with a median market value of \$960,000.
- The middle 50% of recorded market values spans \$687,500 to \$1,392,500.
- St. Petersburg is the largest city segment in this slice with 93 parcels.
- Fast Food Restaurant 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	93	\$930,000
Clearwater	53	\$960,000
Largo	48	\$970,000
Pinellas Park	30	\$1,067,500
Seminole	19	\$945,000
Oldsmar	11	\$1,095,000
Palm Harbor	11	\$1,025,000
Dunedin	9	\$840,000

Top Property Type Segments

Type	Parcels	Median Value
Fast Food Restaurant	301	\$960,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	2302 TYRONE BLVD N, St. Petersburg	\$3,450,000
Market Value	6855 GULF BLVD, St. Pete Beach	\$2,955,000
Market Value	2525 GULF TO BAY BLVD, Clearwater	\$2,735,000
Market Value	2525 COUNTRYSIDE BLVD, Clearwater	\$2,700,000
Market Value	10790 PARK BLVD, Seminole	\$2,595,000
Assessed Gap	2005 CENTRAL AVE, St. Petersburg	36.48%
Assessed Gap	6855 GULF BLVD, St. Pete Beach	28.78%
Assessed Gap	1735 34TH ST S, St. Petersburg	28.29%
Assessed Gap	1100 16TH ST S, St. Petersburg	27.08%
Assessed Gap	5236 16TH ST N, St. Petersburg	23.68%
Tax Rate	3502 TAMPA RD, Oldsmar	5.57%
Tax Rate	3901 34TH ST S, St. Petersburg	3.61%
Tax Rate	2250 EAST BAY DR, Largo	3.08%
Tax Rate	4855 EAST BAY DR, Largo	2.83%
Tax Rate	3355 9TH AVE N, St. Petersburg	2.80%

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.