

Pinellas Market Lens

Market insight brief - 38,703 filtered parcels - June 15, 2026

Filters

City	Largo
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Exact KPIs

Parcels analyzed	38,703
Median market value	\$265,768
Mean market value	\$307,304
Median price per sqft	\$207
Total market value	\$11,892,965,537
Median tax rate	1.77%
Avg assessed gap	\$98,649
Avg assessed gap %	30.62%

Analyst Takeaways

- The current slice contains 38,703 parcels with a median market value of \$265,768.
- The middle 50% of recorded market values spans \$156,040 to \$370,000.
- Largo is the largest city segment in this slice with 38,703 parcels.
- Single Family Home 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
Largo	38,703	\$265,768

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	20,689	\$343,673
Manufactured Home (Co-Op or Share Owned)	4,999	\$87,286
Condominium	4,838	\$172,044
Planned Unit Development	2,753	\$244,153
Condo Conversion - Apartments to Platted Condo (Previously Inmate Owner-Occupied)	1,451	\$138,855
Duplex-Triplex-Fourplex	1,012	\$320,000

Type	Parcels	Median Value
Vacant Manufactured Home Lot (Co-Op/Park Owned)	946	\$51,000
Condo Com Apartments	465	\$148,004

Auditable Outliers

Signal	Parcel	Metric
Market Value	1150 8TH AVE SW, Largo	\$40,000,000
Market Value	7100 ULMERTON RD, Largo	\$37,900,000
Market Value	9925 ULMERTON RD, Largo	\$29,600,000
Market Value	1071 DONEGAN RD, Largo	\$24,350,000
Market Value	400 LAKE AVE NE, Largo	\$22,750,000
Assessed Gap	132ND AVE, Largo	96.60%
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Assessed Gap	12711 132ND AVE, Largo	96.60%
Assessed Gap	132ND AVE, Largo	96.53%
Assessed Gap	126TH ST, Largo	96.46%
Tax Rate	1769 STOWERS WAY, Largo	22.70%
Tax Rate	1771 LOKEY PL, Largo	21.02%
Tax Rate	1731 LOKEY PL, Largo	21.02%
Tax Rate	885 NORMAN TER, Largo	20.40%
Tax Rate	893 NORMAN TER, Largo	20.40%

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.