

Pinellas Market Lens

Market insight brief - 41,263 filtered parcels - June 15, 2026

Filters

City	Largo
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Exact KPIs

Parcels analyzed	41,263
Median market value	\$269,826
Mean market value	\$415,016
Median price per sqft	\$205
Total market value	\$17,121,905,714
Median tax rate	1.78%
Avg assessed gap	\$96,873
Avg assessed gap %	29.21%

Analyst Takeaways

- The current slice contains 41,263 parcels with a median market value of \$269,826.
- The middle 50% of recorded market values spans \$157,084 to \$382,811.
- Largo is the largest city segment in this slice with 41,263 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	41,263	\$269,826

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 (Predominately 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	10750 ULMERTON RD, Largo	\$88,808,880
Market Value	601 ROSERY RD NE, Largo	\$67,500,000
Market Value	1201 SEMINOLE BLVD, Largo	\$62,600,000
Market Value	2681 ROOSEVELT BLVD, Largo	\$62,300,000
Market Value	2098 SEMINOLE BLVD, Largo	\$61,400,000
Assessed Gap	1499 WATERVIEW DR W, Largo	99.92%
Assessed Gap	GORDA CIR N, Largo	99.90%
Assessed Gap	ULMERTON RD, Largo	99.81%
Assessed Gap	WEST BAY DR, Largo	99.37%
Assessed Gap	SEAGULL DR, Largo	98.54%
Tax Rate	10500 ULMERTON RD, Largo	43827.06%
Tax Rate	605 4TH AVE NW, Largo	27.87%
Tax Rate	1769 STOWERS WAY, Largo	22.70%
Tax Rate	1731 LOKEY PL, Largo	21.02%
Tax Rate	1771 LOKEY PL, Largo	21.02%

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.