

# Pinellas Market Lens

Market Insight brief - 3 filtered parcels - June 13, 2026

## Filters

City	Belleair
Property type	Vacant City Government

## Exact KPIs

Parcels analyzed	3
Median market value	\$378,675
Mean market value	\$1,328,290
Median price per sqft	-
Total market value	\$3,984,869
Median tax rate	2.15%
Avg assessed gap	\$79,125
Avg assessed gap %	24.98%

## Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$378,675.
- The middle 50% of recorded market values spans \$346,940 to \$1,834,832.
- Belleair is the largest city segment in this slice with 3 parcels.
- Vacant City Government is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
Belleair	3	\$378,675

## Top Property Type Segments

Type	Parcels	Median Value
Vacant City Government	3	\$378,675

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	PALMETTO RD, Belleair	73.20%
Assessed Gap	PONCE DE LEON BLVD, Belleair	1.75%
Assessed Gap	BAYVIEW DR, Belleair	0.00%

Signal	Parcel	Metric
Tax Rate	BAYVIEW DR, Belleair	2.16%
Tax Rate	PALMETTO RD, Belleair	2.15%
Tax Rate	PONCE DE LEON BLVD, Belleair	2.10%

## 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.