

# Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

## Filters

City	Belleair
Property type	Vacant Commercial Land

## Exact KPIs

Parcels analyzed	10
Median market value	\$216,016
Mean market value	\$284,180
Median price per sqft	-
Total market value	\$2,841,797
Median tax rate	2.13%
Avg assessed gap	\$7,763
Avg assessed gap %	3.06%

## Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$216,016.
- The middle 50% of recorded market values spans \$164,268 to \$406,329.
- Belleair is the largest city segment in this slice with 10 parcels.
- Vacant Commercial Land w/XFSB 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	10	\$216,016

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	5	\$466,080
Vacant Commercial Land	5	\$157,634

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	WILDWOOD WAY, Belleair	19.61%
Assessed Gap	OSCEOLA RD, Belleair	6.55%

Signal	Parcel	Metric
Assessed Gap	2 DRUID PL, Belleair	4.40%
Assessed Gap	BELLEVIEW BLVD, Belleair	0.00%
Assessed Gap	1 DRUID PL, Belleair	0.00%
Tax Rate	2 DRUID PL, Belleair	2.36%
Tax Rate	4 DRUID PL, Belleair	2.33%
Tax Rate	DRUID PASS, Belleair	2.23%
Tax Rate	1 DRUID PL, Belleair	2.15%
Tax Rate	3 DRUID PL, Belleair	2.15%

## 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.