

Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 13, 2026

Filters

City	Belleair
Property type	Vacant Commercial Land w/XFSB

Exact KPIs

Parcels analyzed	5
Median market value	\$466,080
Mean market value	\$420,667
Median price per sqft	-
Total market value	\$2,103,335
Median tax rate	2.23%
Avg assessed gap	\$10,771
Avg assessed gap %	2.19%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$466,080.
- The middle 50% of recorded market values spans \$227,077 to \$516,950.
- Belleair is the largest city segment in this slice with 5 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	5	\$466,080

Top Property Type Segments

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

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	OSCEOLA RD, Belleair	6.55%
Assessed Gap	2 DRUID PL, Belleair	4.40%
Assessed Gap	OSCEOLA RD, Belleair	0.00%

Signal	Parcel	Metric
Assessed Gap	DRUID PASS, Belleair	0.00%
Assessed Gap	4 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	OSCEOLA RD, Belleair	2.11%
Tax Rate	OSCEOLA RD, 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.