

Pinellas Market Lens

Market insight brief - 77 filtered parcels - June 13, 2026

Filters

City	Belleair Beach
Property type	Condo Hotel and Motel

Exact KPIs

Parcels analyzed	77
Median market value	\$238,425
Mean market value	\$265,843
Median price per sqft	\$468
Total market value	\$20,469,916
Median tax rate	1.53%
Avg assessed gap	\$10,585
Avg assessed gap %	2.55%

Analyst Takeaways

- The current slice contains 77 parcels with a median market value of \$238,425.
- The middle 50% of recorded market values spans \$154,275 to \$410,550.
- Belleair Beach is the largest city segment in this slice with 77 parcels.
- Condo Hotel and Motel 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 Beach	77	\$238,425

Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	77	\$238,425

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	3200 GULF BLVD # 115, Belleair Beach	17.88%
Assessed Gap	3200 GULF BLVD # 112, Belleair Beach	17.88%
Assessed Gap	3200 GULF BLVD # 114, Belleair Beach	17.88%

Signal	Parcel	Metric
Assessed Gap	3200 GULF BLVD # 315, Belleair Beach	17.01%
Assessed Gap	3200 GULF BLVD # 314, Belleair Beach	16.72%
Tax Rate	2700 GULF BLVD # W5, Belleair Beach	3.42%
Tax Rate	2700 GULF BLVD # W2, Belleair Beach	3.42%
Tax Rate	2700 GULF BLVD # W4, Belleair Beach	3.42%
Tax Rate	2700 GULF BLVD # W3, Belleair Beach	3.42%
Tax Rate	2700 GULF BLVD # W1, Belleair Beach	3.42%

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.