

# Pinellas Market Lens

Market insight brief - 778 filtered parcels - June 13, 2026

## Filters

City	Belleair Beach
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	778
Median market value	\$1,002,620
Mean market value	\$1,306,827
Median price per sqft	\$424
Total market value	\$1,016,711,606
Median tax rate	1.52%
Avg assessed gap	\$466,226
Avg assessed gap %	30.31%

## Analyst Takeaways

- The current slice contains 778 parcels with a median market value of \$1,002,620.
- The middle 50% of recorded market values spans \$488,882 to \$1,830,300.
- Belleair Beach is the largest city segment in this slice with 778 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
Belleair Beach	778	\$1,002,620

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	778	\$1,002,620

## Auditable Outliers

Signal	Parcel	Metric
Market Value	125 18TH ST, Belleair Beach	\$11,021,723
Market Value	116 17TH ST, Belleair Beach	\$5,518,255

Signal	Parcel	Metric
Market Value	234 HOWARD DR, Belleair Beach	\$4,894,525
Market Value	100 ALETA DR, Belleair Beach	\$4,835,544
Market Value	120 14TH ST, Belleair Beach	\$4,831,547
Assessed Gap	2231 DONATO DR, Belleair Beach	81.05%
Assessed Gap	401 HARBOR DR, Belleair Beach	78.67%
Assessed Gap	106 6TH ST, Belleair Beach	77.65%
Assessed Gap	2240 DONATO DR, Belleair Beach	77.17%
Assessed Gap	2010 BAYSHORE DR, Belleair Beach	74.60%
Tax Rate	509 HARBOR DR, Belleair Beach	4.95%
Tax Rate	530 BELLE ISLE AVE, Belleair Beach	4.18%
Tax Rate	703 HARBOR DR, Belleair Beach	4.10%
Tax Rate	115 6TH ST, Belleair Beach	3.93%
Tax Rate	1205 BAY DR, Belleair Beach	3.76%

## 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.