

Pinellas Property Market Report

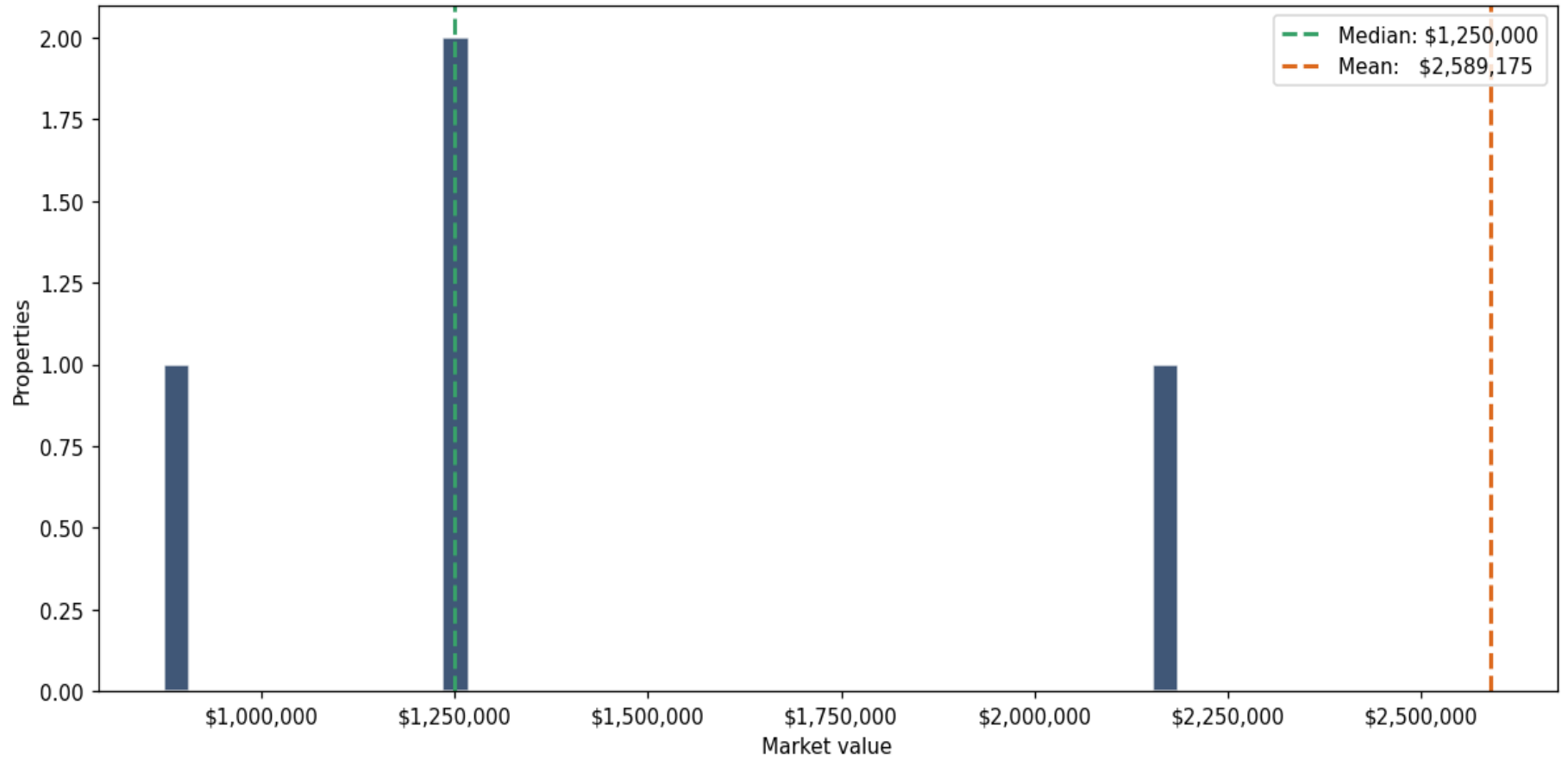
5 matching properties • May 30, 2026

Filters applied	Headline numbers
City: Belleair Bluffs	Properties matched: 5
Property type: Apartments (10 - 49 units)	Median market value: \$1,250,000
	Mean market value: \$2,589,175
	Min / Max: \$875,000 / \$7,400,000
	Mean square footage: 17,225

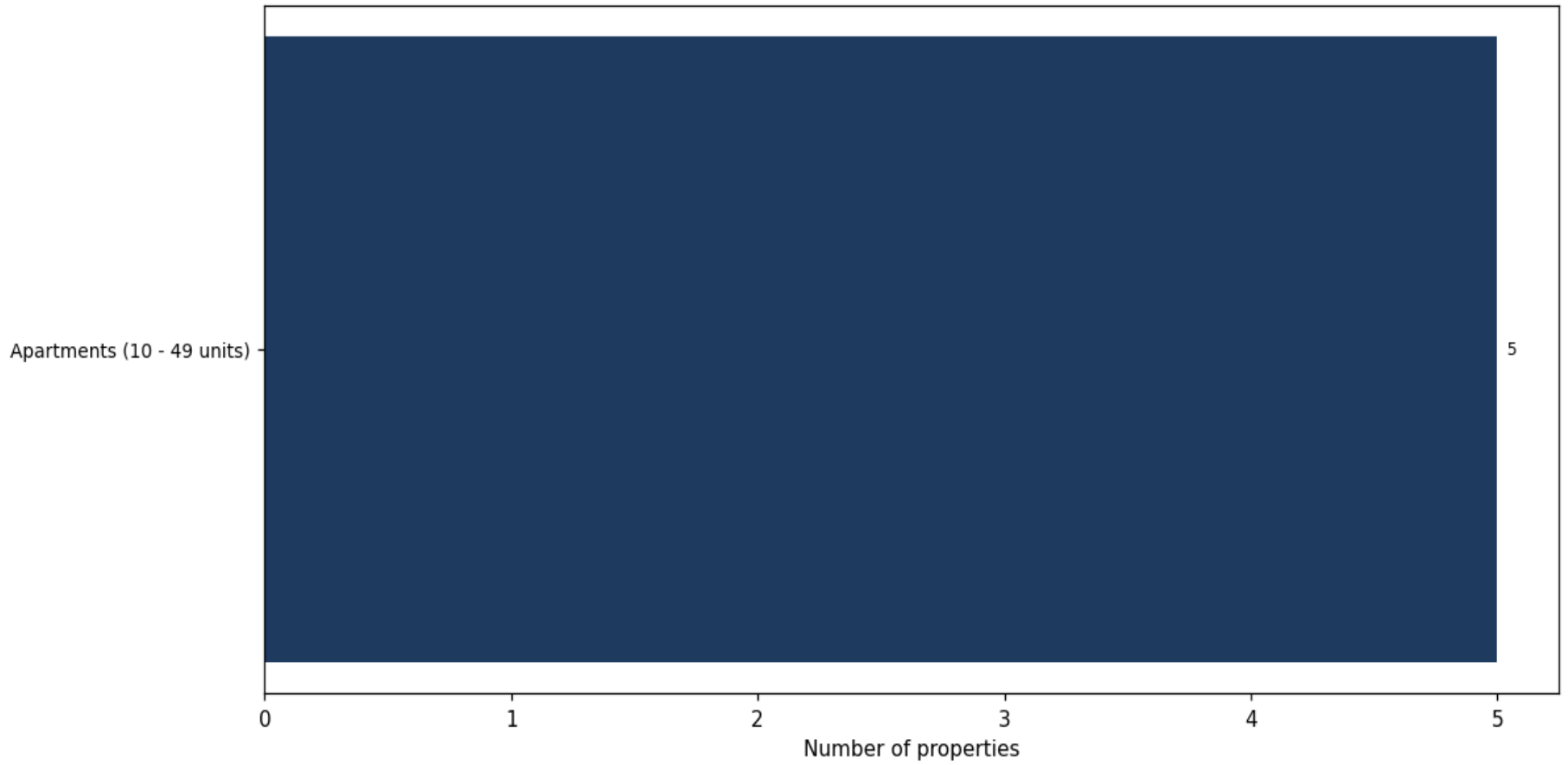
Top 5 properties by market value

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
2942 WEST BAY DR	Belleair Bluffs	Apartments (10 - 49 unit)	\$7,400,000	33,395	1972	\$139,247
255 INDIAN ROCKS RD N	Belleair Bluffs	Apartments (10 - 49 unit)	\$2,185,000	20,244	1968	\$41,116
455 MEHLENBACHER RD	Belleair Bluffs	Apartments (10 - 49 unit)	\$1,250,000	10,474	1970	\$23,522
3025 LOS ALTOS DR	Belleair Bluffs	Apartments (10 - 49 unit)	\$1,235,877	12,912	1970	\$21,779
551 MEHLENBACHER RD	Belleair Bluffs	Apartments (10 - 49 unit)	\$875,000	9,100	1973	\$21,922

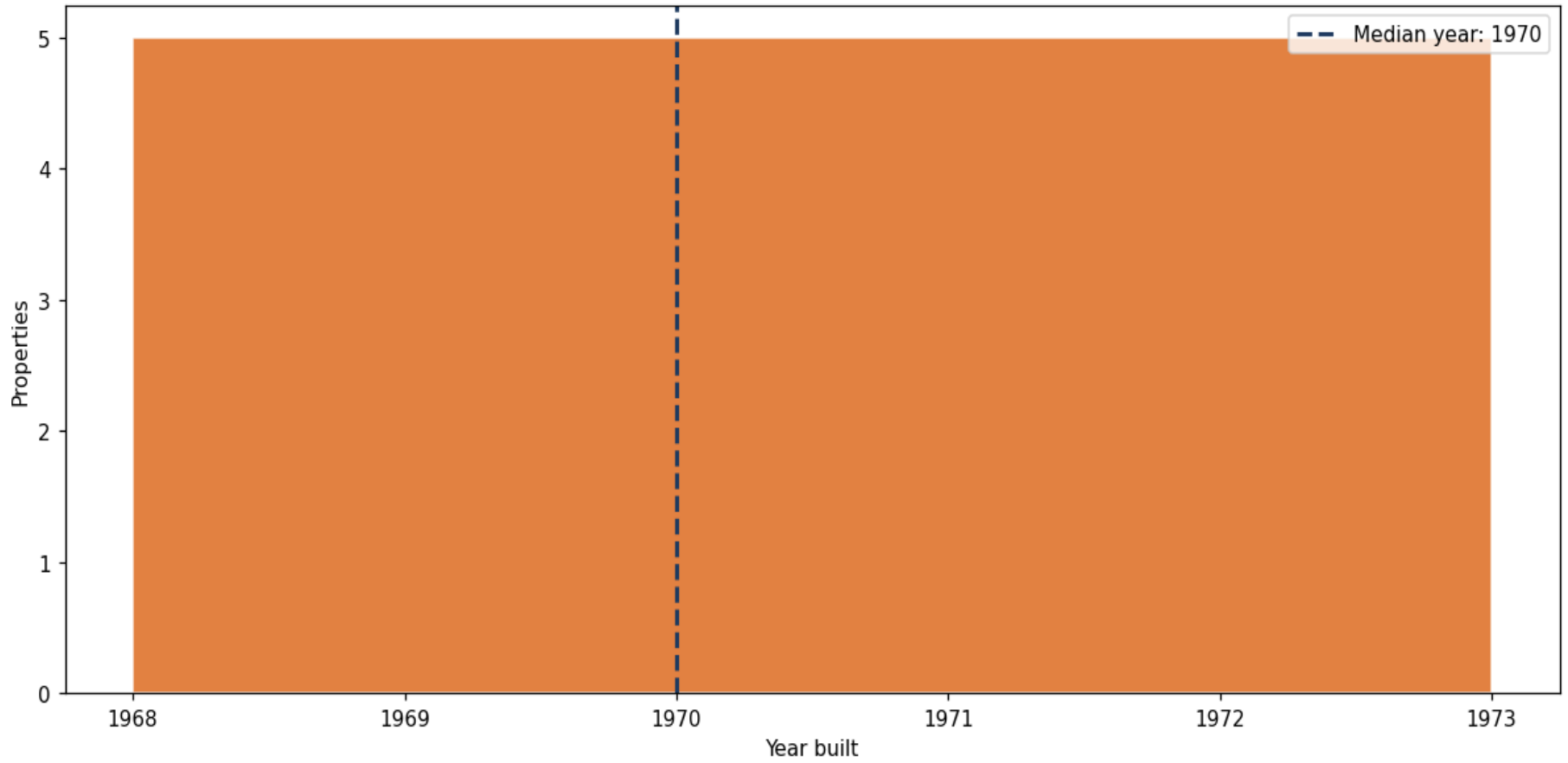
Market value distribution (n=5, top 1% trimmed for readability)



Top property types by count



Year built distribution (5-year buckets)



Market value vs. assessed value (gap = untaxed appreciation)

