

Pinellas Market Lens

Market Insight brief - 9 filtered parcels - June 13, 2026

Filters

City	Belleair Bluffs
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	9
Median market value	\$930,000
Mean market value	\$911,667
Median price per sqft	\$168
Total market value	\$8,205,000
Median tax rate	1.88%
Avg assessed gap	\$154,718
Avg assessed gap %	17.38%

Analyst Takeaways

- The current slice contains 9 parcels with a median market value of \$930,000.
- The middle 50% of recorded market values spans \$870,000 to \$1,000,000.
- Belleair Bluffs is the largest city segment in this slice with 9 parcels.
- Apartments (5-9 units) 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 Bluffs	9	\$930,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	9	\$930,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2889 LOS ALTOS DR, Belleair Bluffs	28.44%
Assessed Gap	2643 PINEHURST AVE, Belleair Bluffs	27.70%
Assessed Gap	2939 LOS ALTOS DR, Belleair Bluffs	27.17%

Signal	Parcel	Metric
Assessed Gap	567 MEHLENBACHER RD, Belleair Bluffs	21.52%
Assessed Gap	2865 LOS ALTOS DR, Belleair Bluffs	21.13%
Tax Rate	2939 LOS ALTOS DR, Belleair Bluffs	1.88%
Tax Rate	2501 RENATTA DR, Belleair Bluffs	1.88%
Tax Rate	2865 LOS ALTOS DR, Belleair Bluffs	1.88%
Tax Rate	3075 LOS ALTOS DR, Belleair Bluffs	1.88%
Tax Rate	2965 LOS ALTOS DR, Belleair Bluffs	1.88%

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.