

Pinellas Market Lens

Market Insight brief - 4 filtered parcels - June 13, 2026

Filters

City	Belleair Bluffs
Property type	Medical Office Building - single

Exact KPIs

Parcels analyzed	4
Median market value	\$735,250
Mean market value	\$732,625
Median price per sqft	\$154
Total market value	\$2,930,500
Median tax rate	1.88%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$735,250.
- The middle 50% of recorded market values spans \$702,875 to \$765,000.
- Belleair Bluffs is the largest city segment in this slice with 4 parcels.
- Medical Office Building - single & multi-story 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	4	\$735,250

Top Property Type Segments

Type	Parcels	Median Value
Medical Office Building - single & multi-story	4	\$735,250

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2938 WEST BAY DR, Belleair Bluffs	0.00%
Assessed Gap	730 INDIAN ROCKS RD N, Belleair Bluffs	0.00%
Assessed Gap	320 INDIAN ROCKS RD N, Belleair Bluffs	0.00%

Signal	Parcel	Metric
Assessed Gap	490 INDIAN ROCKS RD N, Belleair Bluffs	0.00%
Tax Rate	730 INDIAN ROCKS RD N, Belleair Bluffs	1.88%
Tax Rate	490 INDIAN ROCKS RD N, Belleair Bluffs	1.88%
Tax Rate	320 INDIAN ROCKS RD N, Belleair Bluffs	1.88%
Tax Rate	2938 WEST BAY 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.