

# Pinellas Market Lens

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

## Filters

City	Belleair Bluffs
Property type	Vacant Commercial Land

## Exact KPIs

Parcels analyzed	4
Median market value	\$434,776
Mean market value	\$392,409
Median price per sqft	-
Total market value	\$1,569,636
Median tax rate	1.95%
Avg assessed gap	\$2,944
Avg assessed gap %	1.42%

## Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$434,776.
- The middle 50% of recorded market values spans \$155,460 to \$671,725.
- Belleair Bluffs is the largest city segment in this slice with 4 parcels.
- Vacant Commercial Land 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	\$434,776

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land	4	\$434,776

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	JEWEL RD, Belleair Bluffs	5.68%
Assessed Gap	WEST BAY DR, Belleair Bluffs	0.00%
Assessed Gap	INDIAN ROCKS RD, Belleair Bluffs	0.00%

Signal	Parcel	Metric
Assessed Gap	WEST BAY DR, Belleair Bluffs	0.00%
Tax Rate	WEST BAY DR, Belleair Bluffs	2.35%
Tax Rate	JEWEL RD, Belleair Bluffs	1.96%
Tax Rate	INDIAN ROCKS RD, Belleair Bluffs	1.94%
Tax Rate	WEST BAY DR, Belleair Bluffs	1.94%

## 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.