

# Pinellas Market Lens

Market insight brief - 8 filtered parcels - June 13, 2026

## Filters

City	Gulfport
Property type	Regulation, PAR 3 Golf Course

## Exact KPIs

Parcels analyzed	8
Median market value	\$120,002
Mean market value	\$593,345
Median price per sqft	\$76
Total market value	\$4,746,760
Median tax rate	1.75%
Avg assessed gap	\$30,508
Avg assessed gap %	9.36%

## Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$120,002.
- The middle 50% of recorded market values spans \$74,375 to \$880,077.
- Gulfport is the largest city segment in this slice with 8 parcels.
- Regulation, PAR 3 Golf Course 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
Gulfport	8	\$120,002

## Top Property Type Segments

Type	Parcels	Median Value
Regulation, PAR 3 Golf Course	8	\$120,002

## Auditable Outliers

Signal	Parcel	Metric
Market Value	6300 PASADENA POINT BLVD, Gulfport	\$2,250,000
Assessed Gap	PELICAN BAY PLZ S, Gulfport	26.35%

Signal	Parcel	Metric
Assessed Gap	SKIMMER POINT BLVD S, Gulfport	17.93%
Assessed Gap	FAIRWAY BAY BLVD S, Gulfport	17.52%
Assessed Gap	GULFPORT BLVD S, Gulfport	6.79%
Assessed Gap	PELICAN BAY PLZ S, Gulfport	3.79%
Tax Rate	GULFPORT BLVD S, Gulfport	1.76%
Tax Rate	PASADENA POINT BLVD, Gulfport	1.75%
Tax Rate	6300 PASADENA POINT BLVD, Gulfport	1.75%
Tax Rate	FAIRWAY BAY BLVD S, Gulfport	1.75%
Tax Rate	SKIMMER POINT BLVD S, Gulfport	1.75%

## 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.