

Pinellas Market Lens

Market insight brief - 33 filtered parcels - June 13, 2026

Filters

City	Indian Rocks Beach
Property type	Condo Com Apartments

Exact KPIs

Parcels analyzed	33
Median market value	\$140,250
Mean market value	\$155,233
Median price per sqft	\$225
Total market value	\$5,122,692
Median tax rate	1.73%
Avg assessed gap	\$3,062
Avg assessed gap %	2.38%

Analyst Takeaways

- The current slice contains 33 parcels with a median market value of \$140,250.
- The middle 50% of recorded market values spans \$98,818 to \$174,878.
- Indian Rocks Beach is the largest city segment in this slice with 33 parcels.
- Condo Com Apartments 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
Indian Rocks Beach	33	\$140,250

Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	33	\$140,250

Auditable Outliers

Signal	Parcel	Metric
Market Value	512 2ND ST # 3, Indian Rocks Beach	\$479,296
Assessed Gap	2207 BAY BLVD # 202, Indian Rocks Beach	13.98%

Signal	Parcel	Metric
Assessed Gap	2207 BAY BLVD # 102, Indian Rocks Beach	13.98%
Assessed Gap	2207 BAY BLVD # 108, Indian Rocks Beach	13.98%
Assessed Gap	2207 BAY BLVD # 107, Indian Rocks Beach	13.98%
Assessed Gap	2207 BAY BLVD # 208, Indian Rocks Beach	13.98%
Tax Rate	512 2ND ST # 3, Indian Rocks Beach	2.57%
Tax Rate	2207 BAY BLVD # 203, Indian Rocks Beach	1.80%
Tax Rate	2207 BAY BLVD # 103, Indian Rocks Beach	1.80%
Tax Rate	2207 BAY BLVD # 207, Indian Rocks Beach	1.80%
Tax Rate	2207 BAY BLVD # 109, Indian Rocks Beach	1.80%

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.