

# Pinellas Market Lens

Market insight brief · 1,103 filtered parcels · June 13, 2026

## Filters

City	Indian Rocks Beach
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	1,103
Median market value	\$853,122
Mean market value	\$1,142,442
Median price per sqft	\$541
Total market value	\$1,257,828,305
Median tax rate	1.58%
Avg assessed gap	\$394,453
Avg assessed gap %	32.23%

## Analyst Takeaways

- The current slice contains 1,103 parcels with a median market value of \$853,122.
- The middle 50% of recorded market values spans \$564,410 to \$1,233,348.
- Indian Rocks Beach is the largest city segment in this slice with 1,103 parcels.
- Single Family Home 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	1,103	\$853,122

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	1,103	\$853,122

## Auditable Outliers

Signal	Parcel	Metric
Market Value	32 GULF BLVD, Indian Rocks Beach	\$6,868,168
Market Value	34 GULF BLVD, Indian Rocks Beach	\$6,264,403

Signal	Parcel	Metric
Market Value	537 HARBOR DR N, Indian Rocks Beach	\$6,021,284
Market Value	1610 BEACH TRL, Indian Rocks Beach	\$5,907,387
Market Value	2706 BEACH TRL, Indian Rocks Beach	\$5,884,667
Assessed Gap	718 BEACH TRL, Indian Rocks Beach	87.73%
Assessed Gap	110 GULF BLVD, Indian Rocks Beach	83.07%
Assessed Gap	1514 GULF BLVD, Indian Rocks Beach	80.19%
Assessed Gap	728 E GULF BLVD, Indian Rocks Beach	80.11%
Assessed Gap	311 6TH AVE, Indian Rocks Beach	79.23%
Tax Rate	373 12TH AVE, Indian Rocks Beach	6.65%
Tax Rate	310 10TH AVE, Indian Rocks Beach	3.82%
Tax Rate	498 HARBOR DR N, Indian Rocks Beach	3.77%
Tax Rate	403 20TH AVE, Indian Rocks Beach	3.15%
Tax Rate	81 GULF BLVD, Indian Rocks Beach	3.08%

## 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.