

# Pinellas Market Lens

Market insight brief - 28 filtered parcels - June 13, 2026

## Filters

City	Indian Rocks Beach
Property type	Vacant Commercial Land

## Exact KPIs

Parcels analyzed	28
Median market value	\$453,850
Mean market value	\$1,020,885
Median price per sqft	-
Total market value	\$28,584,780
Median tax rate	1.63%
Avg assessed gap	\$36,750
Avg assessed gap %	3.68%

## Analyst Takeaways

- The current slice contains 28 parcels with a median market value of \$453,850.
- The middle 50% of recorded market values spans \$313,756 to \$750,133.
- Indian Rocks Beach is the largest city segment in this slice with 28 parcels.
- Vacant Commercial Land 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	28	\$453,850

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land	15	\$674,796
Vacant Commercial Land w/XFSB	13	\$415,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, Indian Rocks Beach	\$10,151,623

Signal	Parcel	Metric
Market Value	404 GULF BLVD, Indian Rocks Beach	\$3,638,416
Market Value	408 GULF BLVD, Indian Rocks Beach	\$1,976,250
Market Value	816 GULF BLVD, Indian Rocks Beach	\$1,796,156
Assessed Gap	16TH AVE, Indian Rocks Beach	18.58%
Assessed Gap	1ST ST, Indian Rocks Beach	17.18%
Assessed Gap	404 GULF BLVD, Indian Rocks Beach	16.04%
Assessed Gap	GULF BLVD, Indian Rocks Beach	12.76%
Assessed Gap	GULF BLVD, Indian Rocks Beach	12.76%
Tax Rate	208 1ST ST, Indian Rocks Beach	1.73%
Tax Rate	408 GULF BLVD, Indian Rocks Beach	1.69%
Tax Rate	400 GULF BLVD, Indian Rocks Beach	1.68%
Tax Rate	GULF BLVD, Indian Rocks Beach	1.67%
Tax Rate	GULF BLVD, Indian Rocks Beach	1.67%

## 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.