

Pinellas Market Lens

Market insight brief - 76 filtered parcels - June 13, 2026

Filters

City	Indian Rocks Beach
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	76
Median market value	\$504,085
Mean market value	\$945,779
Median price per sqft	-
Total market value	\$69,041,833
Median tax rate	1.59%
Avg assessed gap	\$139,688
Avg assessed gap %	15.97%

Analyst Takeaways

- The current slice contains 76 parcels with a median market value of \$504,085.
- The middle 50% of recorded market values spans \$438,870 to \$796,722.
- Indian Rocks Beach is the largest city segment in this slice with 76 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	76	\$504,085

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	76	\$504,085

Auditable Outliers

Signal	Parcel	Metric
Market Value	2102 BEACH TRL, Indian Rocks Beach	\$5,237,174
Market Value	1 4TH AVE, Indian Rocks Beach	\$4,572,150

Signal	Parcel	Metric
Market Value	4 GULF BLVD, Indian Rocks Beach	\$3,965,000
Market Value	320 GULF BLVD, Indian Rocks Beach	\$3,716,550
Market Value	2710 BEACH TRL, Indian Rocks Beach	\$3,412,572
Assessed Gap	496 20TH AVE, Indian Rocks Beach	63.61%
Assessed Gap	107 15TH AVE, Indian Rocks Beach	61.31%
Assessed Gap	729 GULF BLVD, Indian Rocks Beach	56.54%
Assessed Gap	206 11TH AVE, Indian Rocks Beach	55.66%
Assessed Gap	121 13TH AVE, Indian Rocks Beach	50.09%
Tax Rate	370 12TH AVE, Indian Rocks Beach	3.69%
Tax Rate	364 12TH AVE, Indian Rocks Beach	2.09%
Tax Rate	105 12TH AVE, Indian Rocks Beach	1.85%
Tax Rate	321 12TH AVE, Indian Rocks Beach	1.67%
Tax Rate	1201 BAY SHORE BLVD, Indian Rocks Beach	1.66%

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.