

Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

Filters

City	Indian Shores
Property type	Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner)

Exact KPIs

Parcels analyzed	3
Median market value	\$0
Mean market value	\$2,125
Median price per sqft	-
Total market value	\$6,375
Median tax rate	2.13%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$0.
- The middle 50% of recorded market values spans \$6,375 to \$6,375.
- Indian Shores is the largest city segment in this slice with 3 parcels.
- Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner) is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Indian Shores	3	\$0

Top Property Type Segments

Type	Parcels	Median Value
Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner)	3	\$0

Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

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.