

Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

Filters

City	Indian Shores
Property type	Hotels and Motels (49 units or less)

Exact KPIs

Parcels analyzed	6
Median market value	\$1,362,500
Mean market value	\$1,482,500
Median price per sqft	\$392
Total market value	\$8,895,000
Median tax rate	1.67%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$1,362,500.
- The middle 50% of recorded market values spans \$1,256,250 to \$1,648,750.
- Indian Shores is the largest city segment in this slice with 6 parcels.
- Hotels and Motels (49 units or less) 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	6	\$1,362,500

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (49 units or less)	6	\$1,362,500

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	19204 GULF BLVD, Indian Shores	0.00%
Assessed Gap	20116 GULF BLVD, Indian Shores	0.00%
Assessed Gap	19722 GULF BLVD, Indian Shores	0.00%

Signal	Parcel	Metric
Assessed Gap	19310 GULF BLVD, Indian Shores	0.00%
Assessed Gap	19316 GULF BLVD, Indian Shores	0.00%
Tax Rate	19316 GULF BLVD, Indian Shores	1.84%
Tax Rate	20116 GULF BLVD, Indian Shores	1.68%
Tax Rate	19328 GULF BLVD, Indian Shores	1.68%
Tax Rate	19722 GULF BLVD, Indian Shores	1.67%
Tax Rate	19204 GULF BLVD, Indian Shores	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.