

Pinellas Market Lens

Market insight brief - 25 filtered parcels - June 17, 2026

Filters

City	Indian Shores
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	25
Median market value	\$10,455
Mean market value	\$9,473
Median price per sqft	-
Total market value	\$236,827
Median tax rate	1.64%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 25 parcels with a median market value of \$10,455.
- The middle 50% of recorded market values spans \$6,375 to \$14,764.
- Indian Shores is the largest city segment in this slice with 25 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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	25	\$10,455

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	25	\$10,455

Auditable Outliers

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

Signal	Parcel	Metric
Assessed Gap	GULF BLVD, Indian Shores	0.00%
Assessed Gap	GULF BLVD, Indian Shores	0.00%
Tax Rate	GULF BLVD, Indian Shores	4.38%
Tax Rate	GULF BLVD, Indian Shores	1.65%
Tax Rate	GULF BLVD, Indian Shores	1.65%
Tax Rate	GULF BLVD, Indian Shores	1.65%
Tax Rate	GULF BLVD, Indian Shores	1.65%

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.