

Pinellas Market Lens

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

Filters

City	Indian Shores
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	3
Median market value	\$1,030,000
Mean market value	\$851,667
Median price per sqft	\$160
Total market value	\$2,555,000
Median tax rate	1.65%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$1,030,000.
- The middle 50% of recorded market values spans \$745,000 to \$1,047,500.
- Indian Shores is the largest city segment in this slice with 3 parcels.
- Strip Store - (2 or more stores) 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	\$1,030,000

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	3	\$1,030,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	19709 GULF BLVD, Indian Shores	0.00%
Assessed Gap	19823 GULF BLVD, Indian Shores	0.00%
Assessed Gap	19705 GULF BLVD, Indian Shores	0.00%

Signal	Parcel	Metric
Tax Rate	19823 GULF BLVD, Indian Shores	1.76%
Tax Rate	19705 GULF BLVD, Indian Shores	1.65%
Tax Rate	19709 GULF BLVD, Indian Shores	1.64%

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.