

Pinellas Market Lens

Market insight brief - 26 filtered parcels - June 13, 2026

Filters

City	Indian Shores
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	26
Median market value	\$364,892
Mean market value	\$977,951
Median price per sqft	-
Total market value	\$25,426,729
Median tax rate	1.60%
Avg assessed gap	\$322,549
Avg assessed gap %	38.80%

Analyst Takeaways

- The current slice contains 26 parcels with a median market value of \$364,892.
- The middle 50% of recorded market values spans \$279,598 to \$927,554.
- Indian Shores is the largest city segment in this slice with 26 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 Shores	26	\$364,892

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	26	\$364,892

Auditable Outliers

Signal	Parcel	Metric
Market Value	19738 GULF BLVD, Indian Shores	\$5,315,568
Market Value	18840 GULF BLVD, Indian Shores	\$5,032,228

Signal	Parcel	Metric
Market Value	19002 GULF BLVD, Indian Shores	\$2,720,633
Market Value	19800 GULF BLVD # A, Indian Shores	\$2,316,125
Market Value	18530 GULF BLVD, Indian Shores	\$2,068,650
Assessed Gap	WHISPERING PINES DR, Indian Shores	88.44%
Assessed Gap	2ND ST, Indian Shores	87.98%
Assessed Gap	WHISPERING PINES DR, Indian Shores	71.36%
Assessed Gap	WHISPERING PINES DR, Indian Shores	66.30%
Assessed Gap	2ND ST, Indian Shores	63.05%
Tax Rate	18530 GULF BLVD, Indian Shores	1.67%
Tax Rate	2ND ST, Indian Shores	1.60%
Tax Rate	WHISPERING PINES DR, Indian Shores	1.60%
Tax Rate	19002 GULF BLVD, Indian Shores	1.60%
Tax Rate	18840 GULF BLVD, Indian Shores	1.60%

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.