

Pinellas Market Lens

Market insight brief - 30 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	30
Median market value	\$122,294
Mean market value	\$118,478
Median price per sqft	\$142
Total market value	\$3,554,354
Median tax rate	1.70%
Avg assessed gap	\$3,432
Avg assessed gap %	2.73%

Analyst Takeaways

- The current slice contains 30 parcels with a median market value of \$122,294.
- The middle 50% of recorded market values spans \$117,938 to \$142,056.
- Madeira Beach is the largest city segment in this slice with 30 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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
Madeira Beach	30	\$122,294

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	30	\$122,294

Auditable Outliers

Signal	Parcel	Metric
Market Value	601 AMERICAN LEGION DR # 2, Madeira Beach	\$178,500
Market Value	601 AMERICAN LEGION DR # 3, Madeira Beach	\$178,500

Signal	Parcel	Metric
Assessed Gap	601 AMERICAN LEGION DR # 13, Madeira Beach	47.05%
Assessed Gap	601 AMERICAN LEGION DR # 5, Madeira Beach	34.92%
Assessed Gap	601 AMERICAN LEGION DR # 23, Madeira Beach	0.00%
Assessed Gap	601 AMERICAN LEGION DR # 25, Madeira Beach	0.00%
Assessed Gap	MEDALLION BLVD, Madeira Beach	0.00%
Tax Rate	601 AMERICAN LEGION DR # 9, Madeira Beach	1.89%
Tax Rate	601 AMERICAN LEGION DR # 10, Madeira Beach	1.79%
Tax Rate	601 AMERICAN LEGION DR # 12, Madeira Beach	1.78%
Tax Rate	601 AMERICAN LEGION DR # 6, Madeira Beach	1.76%
Tax Rate	601 AMERICAN LEGION DR # 5, Madeira Beach	1.76%

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.