

Pinellas Market Lens

Market insight brief - 18 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	18
Median market value	\$294,175
Mean market value	\$553,416
Median price per sqft	\$226
Total market value	\$9,408,074
Median tax rate	1.49%
Avg assessed gap	\$153,319
Avg assessed gap %	18.90%

Analyst Takeaways

- The current slice contains 18 parcels with a median market value of \$294,175.
- The middle 50% of recorded market values spans \$255,024 to \$533,753.
- Madeira Beach is the largest city segment in this slice with 18 parcels.
- Single Family - more than one house per parcel 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	18	\$294,175

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	18	\$294,175

Auditable Outliers

Signal	Parcel	Metric
Market Value	13301 GULF LN, Madeira Beach	\$2,279,512
Market Value	13054 GULF LN, Madeira Beach	\$1,730,025

Signal	Parcel	Metric
Assessed Gap	13054 GULF LN, Madeira Beach	63.00%
Assessed Gap	14076 MARGUERITE DR, Madeira Beach	61.72%
Assessed Gap	13301 1ST ST E, Madeira Beach	46.99%
Assessed Gap	13414 GULF BLVD, Madeira Beach	45.19%
Assessed Gap	13405 1ST ST E, Madeira Beach	42.51%
Tax Rate	13301 GULF LN, Madeira Beach	1.58%
Tax Rate	13054 GULF LN, Madeira Beach	1.57%
Tax Rate	13414 GULF BLVD, Madeira Beach	1.54%
Tax Rate	15473 1ST ST E, Madeira Beach	1.53%
Tax Rate	354 BOCA CIEGA DR, Madeira Beach	1.50%

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.