

Pinellas Market Lens

Market Insight brief - 7 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Store w/Office or Apartment

Exact KPIs

Parcels analyzed	7
Median market value	\$785,000
Mean market value	\$820,286
Median price per sqft	\$316
Total market value	\$5,742,000
Median tax rate	1.71%
Avg assessed gap	\$21,356
Avg assessed gap %	2.11%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$785,000.
- The middle 50% of recorded market values spans \$603,500 to \$962,500.
- Madeira Beach is the largest city segment in this slice with 7 parcels.
- Store w/Office or Apartment 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
Madeira Beach	7	\$785,000

Top Property Type Segments

Type	Parcels	Median Value
Store w/Office or Apartment	7	\$785,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	13665 GULF BLVD, Madeira Beach	14.80%
Assessed Gap	15215 GULF BLVD, Madeira Beach	0.00%
Assessed Gap	146 BOARDWALK PL E, Madeira Beach	0.00%

Signal	Parcel	Metric
Assessed Gap	224 BOARDWALK PL E, Madeira Beach	0.00%
Assessed Gap	13003 VILLAGE BLVD, Madeira Beach	0.00%
Tax Rate	13665 GULF BLVD, Madeira Beach	1.80%
Tax Rate	15215 GULF BLVD, Madeira Beach	1.72%
Tax Rate	224 BOARDWALK PL E, Madeira Beach	1.71%
Tax Rate	146 BOARDWALK PL E, Madeira Beach	1.71%
Tax Rate	206 BOARDWALK PL E, Madeira Beach	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.