

# Pinellas Market Lens

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

## Filters

City	Madeira Beach
Property type	Timeshare

## Exact KPIs

Parcels analyzed	3
Median market value	\$4,662,500
Mean market value	\$3,555,633
Median price per sqft	\$106
Total market value	\$10,666,900
Median tax rate	1.62%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$4,662,500.
- The middle 50% of recorded market values spans \$2,843,450 to \$4,821,250.
- Madeira Beach is the largest city segment in this slice with 3 parcels.
- Timeshare 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	3	\$4,662,500

## Top Property Type Segments

Type	Parcels	Median Value
Timeshare	3	\$4,662,500

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	13070 GULF LN, Madeira Beach	0.00%
Assessed Gap	13912 GULF BLVD, Madeira Beach	0.00%
Assessed Gap	13536 GULF BLVD, Madeira Beach	0.00%

Signal	Parcel	Metric
Tax Rate	13912 GULF BLVD, Madeira Beach	1.62%
Tax Rate	13536 GULF BLVD, Madeira Beach	1.62%
Tax Rate	13070 GULF LN, Madeira Beach	1.62%

## 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.