

# Pinellas Market Lens

Market insight brief - 132 filtered parcels - June 13, 2026

## Filters

City	Madeira Beach
Property type	Vacant Residential Land w/XFSB

## Exact KPIs

Parcels analyzed	132
Median market value	\$507,007
Mean market value	\$545,913
Median price per sqft	-
Total market value	\$71,514,610
Median tax rate	1.53%
Avg assessed gap	\$61,486
Avg assessed gap %	11.67%

## Analyst Takeaways

- The current slice contains 132 parcels with a median market value of \$507,007.
- The middle 50% of recorded market values spans \$452,753 to \$596,270.
- Madeira Beach is the largest city segment in this slice with 132 parcels.
- Vacant Residential Land w/XFSB 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	132	\$507,007

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential Land w/XFSB	132	\$507,007

## Auditable Outliers

Signal	Parcel	Metric
Market Value	13090 131ST AVE W, Madeira Beach	\$1,757,956
Market Value	581 CRYSTAL DR, Madeira Beach	\$1,149,686

Signal	Parcel	Metric
Market Value	583 JOHNS PASS AVE, Madeira Beach	\$1,081,695
Market Value	15417 2ND ST E, Madeira Beach	\$985,998
Market Value	15336 HARBOR DR, Madeira Beach	\$955,582
Assessed Gap	248 137TH AVENUE CIR, Madeira Beach	66.27%
Assessed Gap	422 137TH AVENUE CIR, Madeira Beach	65.47%
Assessed Gap	14089 N BAYSHORE DR, Madeira Beach	65.39%
Assessed Gap	15423 2ND ST E, Madeira Beach	63.16%
Assessed Gap	13150 BOCA CIEGA AVE, Madeira Beach	62.16%
Tax Rate	631 NORMANDY RD, Madeira Beach	1.61%
Tax Rate	353 144TH AVE, Madeira Beach	1.60%
Tax Rate	572 CRYSTAL DR, Madeira Beach	1.59%
Tax Rate	575 CRYSTAL DR, Madeira Beach	1.59%
Tax Rate	531 CRYSTAL DR, Madeira Beach	1.59%

## 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.