

Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 13, 2026

Filters

City	North Redington Beach
Property type	Hotels and Motels (49 units or less)

Exact KPIs

Parcels analyzed	5
Median market value	\$2,635,000
Mean market value	\$2,575,000
Median price per sqft	\$152
Total market value	\$12,875,000
Median tax rate	1.57%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$2,635,000.
- The middle 50% of recorded market values spans \$1,640,000 to \$3,900,000.
- North Redington Beach is the largest city segment in this slice with 5 parcels.
- Hotels and Motels (49 units or less) 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
North Redington Beach	5	\$2,635,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (49 units or less)	5	\$2,635,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	17001 GULF BLVD, North Redington Beach	0.00%
Assessed Gap	16813 GULF BLVD, North Redington Beach	0.00%
Assessed Gap	17004 GULF BLVD, North Redington Beach	0.00%

Signal	Parcel	Metric
Assessed Gap	17002 GULF BLVD, North Redington Beach	0.00%
Assessed Gap	17103 GULF BLVD, North Redington Beach	0.00%
Tax Rate	16813 GULF BLVD, North Redington Beach	1.81%
Tax Rate	17002 GULF BLVD, North Redington Beach	1.59%
Tax Rate	17004 GULF BLVD, North Redington Beach	1.57%
Tax Rate	17103 GULF BLVD, North Redington Beach	1.55%
Tax Rate	17001 GULF BLVD, North Redington Beach	1.54%

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.