

# Pinellas Market Lens

Market insight brief - 12 filtered parcels - June 13, 2026

## Filters

City	North Redington Beach
Property type	Vacant Residential - lot

## Exact KPIs

Parcels analyzed	12
Median market value	\$447,500
Mean market value	\$487,705
Median price per sqft	-
Total market value	\$5,852,460
Median tax rate	1.39%
Avg assessed gap	\$167,543
Avg assessed gap %	31.98%

## Analyst Takeaways

- The current slice contains 12 parcels with a median market value of \$447,500.
- The middle 50% of recorded market values spans \$360,017 to \$586,716.
- North Redington Beach is the largest city segment in this slice with 12 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	12	\$447,500

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	12	\$447,500

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	325 173RD AVE E, North Redington Beach	67.40%
Assessed Gap	561 173RD AVE E, North Redington Beach	62.14%
Assessed Gap	17271 2ND ST E, North Redington Beach	60.27%

Signal	Parcel	Metric
Assessed Gap	KENNEDY DR, North Redington Beach	33.73%
Assessed Gap	KENNEDY DR, North Redington Beach	33.07%
Tax Rate	561 173RD AVE E, North Redington Beach	1.48%
Tax Rate	171ST AVE E, North Redington Beach	1.43%
Tax Rate	325 173RD AVE E, North Redington Beach	1.42%
Tax Rate	179 BATH CLUB BLVD N, North Redington Beach	1.42%
Tax Rate	KENNEDY DR, North Redington Beach	1.39%

## 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.