

# Pinellas Market Lens

Market insight brief - 66 filtered parcels - June 13, 2026

## Filters

City	Redington Beach
Property type	Vacant Residential - lot

## Exact KPIs

Parcels analyzed	66
Median market value	\$332,462
Mean market value	\$655,485
Median price per sqft	-
Total market value	\$42,606,549
Median tax rate	1.41%
Avg assessed gap	\$91,669
Avg assessed gap %	11.43%

## Analyst Takeaways

- The current slice contains 66 parcels with a median market value of \$332,462.
- The middle 50% of recorded market values spans \$290,086 to \$406,741.
- Redington Beach is the largest city segment in this slice with 66 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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
Redington Beach	66	\$332,462

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	66	\$332,462

## Auditable Outliers

Signal	Parcel	Metric
Market Value	16004 GULF BLVD, Redington Beach	\$4,113,753
Market Value	15800 GULF BLVD, Redington Beach	\$3,466,710

Signal	Parcel	Metric
Market Value	16110 GULF BLVD, Redington Beach	\$3,365,860
Market Value	15904 GULF BLVD, Redington Beach	\$2,596,085
Market Value	15906 GULF BLVD, Redington Beach	\$2,589,175
Assessed Gap	15800 GULF BLVD, Redington Beach	73.48%
Assessed Gap	205 163RD AVE, Redington Beach	68.87%
Assessed Gap	16212 REDINGTON DR, Redington Beach	65.96%
Assessed Gap	15806 REDINGTON DR, Redington Beach	53.71%
Assessed Gap	16101 3RD ST E, Redington Beach	51.33%
Tax Rate	15811 3RD ST E, Redington Beach	1.75%
Tax Rate	409 161ST AVE, Redington Beach	1.59%
Tax Rate	15800 GULF BLVD, Redington Beach	1.53%
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## 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.