

# Pinellas Market Lens

Market insight brief - 42 filtered parcels - June 13, 2026

## Filters

City	Redington Shores
Property type	Vacant Residential - lot

## Exact KPIs

Parcels analyzed	42
Median market value	\$397,190
Mean market value	\$506,323
Median price per sqft	-
Total market value	\$21,265,552
Median tax rate	1.41%
Avg assessed gap	\$122,096
Avg assessed gap %	22.80%

## Analyst Takeaways

- The current slice contains 42 parcels with a median market value of \$397,190.
- The middle 50% of recorded market values spans \$267,435 to \$506,093.
- Redington Shores is the largest city segment in this slice with 42 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 Shores	42	\$397,190

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	42	\$397,190

## Auditable Outliers

Signal	Parcel	Metric
Market Value	17830 LEE AVE, Redington Shores	\$2,024,269
Market Value	17836 LEE AVE, Redington Shores	\$1,960,406

Signal	Parcel	Metric
Market Value	17608 LEE AVE, Redington Shores	\$1,831,862
Market Value	17616 LEE AVE, Redington Shores	\$1,377,801
Assessed Gap	17616 LEE AVE, Redington Shores	76.20%
Assessed Gap	842 180TH AVE E, Redington Shores	68.66%
Assessed Gap	110 FOREST HILLS DR, Redington Shores	64.70%
Assessed Gap	104 FOREST HILLS DR, Redington Shores	64.70%
Assessed Gap	17411 1ST ST E, Redington Shores	61.13%
Tax Rate	305 FREMANTLE WAY, Redington Shores	1.99%
Tax Rate	1ST ST E, Redington Shores	1.53%
Tax Rate	17616 LEE AVE, Redington Shores	1.52%
Tax Rate	17836 LEE AVE, Redington Shores	1.51%
Tax Rate	17830 LEE AVE, Redington Shores	1.45%

## 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.