

# Pinellas Market Lens

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

## Filters

City	St. Pete Beach
Property type	Marina - Boat Storage (High

## Exact KPIs

Parcels analyzed	5
Median market value	\$1,475,000
Mean market value	\$1,301,000
Median price per sqft	\$427
Total market value	\$6,505,000
Median tax rate	1.64%
Avg assessed gap	\$4,600
Avg assessed gap %	0.31%

## Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$1,475,000.
- The middle 50% of recorded market values spans \$110,000 to \$2,375,000.
- St. Pete Beach is the largest city segment in this slice with 5 parcels.
- Marina - Boat Storage (High & Dry and/or Wet Slip) 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
St. Pete Beach	5	\$1,475,000

## Top Property Type Segments

Type	Parcels	Median Value
Marina - Boat Storage (High & Dry and/or Wet Slip)	5	\$1,475,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1901 PASS A GRILLE WAY, St. Pete Beach	1.56%
Assessed Gap	9555 BLIND PASS RD, St. Pete Beach	0.00%
Assessed Gap	2301 PASS A GRILLE WAY, St. Pete Beach	0.00%

Signal	Parcel	Metric
Assessed Gap	801 PASS A GRILLE WAY, St. Pete Beach	0.00%
Assessed Gap	GULF BLVD, St. Pete Beach	0.00%
Tax Rate	1901 PASS A GRILLE WAY, St. Pete Beach	1.66%
Tax Rate	801 PASS A GRILLE WAY, St. Pete Beach	1.65%
Tax Rate	GULF BLVD, St. Pete Beach	1.64%
Tax Rate	2301 PASS A GRILLE WAY, St. Pete Beach	1.63%
Tax Rate	9555 BLIND PASS RD, St. Pete Beach	1.61%

## 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.