

Pinellas Market Lens

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

Filters

City	Tierra Verde
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	13
Median market value	\$29,750
Mean market value	\$30,331
Median price per sqft	-
Total market value	\$394,298
Median tax rate	1.68%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$29,750.
- The middle 50% of recorded market values spans \$25,500 to \$35,700.
- Tierra Verde is the largest city segment in this slice with 13 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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
Tierra Verde	13	\$29,750

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	13	\$29,750

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	PINELLAS BAYWAY S, Tierra Verde	0.00%
Assessed Gap	PINELLAS BAYWAY # 2-9, Tierra Verde	0.00%
Assessed Gap	YACHT CLUB LN, Tierra Verde	0.00%

Signal	Parcel	Metric
Assessed Gap	MADEIRA CIR, Tierra Verde	0.00%
Assessed Gap	PINELLAS BAYWAY S # 2-7, Tierra Verde	0.00%
Tax Rate	PINELLAS BAYWAY S # 2-8, Tierra Verde	1.71%
Tax Rate	YACHT CLUB LN, Tierra Verde	1.70%
Tax Rate	330 MADEIRA CIR, Tierra Verde	1.69%
Tax Rate	PINELLAS BAYWAY S, Tierra Verde	1.69%
Tax Rate	PINELLAS BAYWAY S # 2-4, Tierra Verde	1.69%

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.