

# Pinellas Market Lens

Market insight brief - 4 filtered parcels - June 13, 2026

## Filters

City	Treasure Island
Property type	Bar, With or Without Package Store

## Exact KPIs

Parcels analyzed	4
Median market value	\$864,050
Mean market value	\$1,364,525
Median price per sqft	\$273
Total market value	\$5,458,100
Median tax rate	1.71%
Avg assessed gap	\$42,905
Avg assessed gap %	2.49%

## Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$864,050.
- The middle 50% of recorded market values spans \$725,000 to \$1,503,575.
- Treasure Island is the largest city segment in this slice with 4 parcels.
- Bar, With or Without Package Store 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
Treasure Island	4	\$864,050

## Top Property Type Segments

Type	Parcels	Median Value
Bar, With or Without Package Store	4	\$864,050

## Auditable Outliers

Signal	Parcel	Metric
Market Value	12766 KINGFISH DR, Treasure Island	\$3,185,000
Assessed Gap	8801 W GULF BLVD, Treasure Island	6.49%

Signal	Parcel	Metric
Assessed Gap	12766 KINGFISH DR, Treasure Island	3.47%
Assessed Gap	10601 GULF BLVD, Treasure Island	0.00%
Assessed Gap	245 108TH AVE, Treasure Island	0.00%
Tax Rate	10601 GULF BLVD, Treasure Island	1.75%
Tax Rate	245 108TH AVE, Treasure Island	1.73%
Tax Rate	8801 W GULF BLVD, Treasure Island	1.69%
Tax Rate	12766 KINGFISH DR, Treasure Island	1.66%

## 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.