

Pinellas Market Lens

Market insight brief - 46 filtered parcels - June 13, 2026

Filters

City	Treasure Island
Property type	CO-OP Apartments

Exact KPIs

Parcels analyzed	46
Median market value	\$186,698
Mean market value	\$232,114
Median price per sqft	\$613
Total market value	\$10,677,240
Median tax rate	1.49%
Avg assessed gap	\$21,867
Avg assessed gap %	6.52%

Analyst Takeaways

- The current slice contains 46 parcels with a median market value of \$186,698.
- The middle 50% of recorded market values spans \$128,930 to \$269,979.
- Treasure Island is the largest city segment in this slice with 46 parcels.
- CO-OP Apartments 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	46	\$186,698

Top Property Type Segments

Type	Parcels	Median Value
CO-OP Apartments	46	\$186,698

Auditable Outliers

Signal	Parcel	Metric
Market Value	11730 GULF BLVD # 59, Treasure Island	\$704,919
Market Value	11730 GULF BLVD # 60, Treasure Island	\$704,919

Signal	Parcel	Metric
Assessed Gap	11730 GULF BLVD # 60, Treasure Island	62.45%
Assessed Gap	11730 GULF BLVD # 50, Treasure Island	26.64%
Assessed Gap	11730 GULF BLVD # 56, Treasure Island	26.64%
Assessed Gap	11730 GULF BLVD # 43, Treasure Island	25.57%
Assessed Gap	11730 GULF BLVD # 58, Treasure Island	20.24%
Tax Rate	11730 GULF BLVD # 49, Treasure Island	2.33%
Tax Rate	11730 GULF BLVD # 4, Treasure Island	2.28%
Tax Rate	11730 GULF BLVD # 3, Treasure Island	2.28%
Tax Rate	11730 GULF BLVD # 15, Treasure Island	2.28%
Tax Rate	11730 GULF BLVD # 8, Treasure Island	2.24%

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.