

Pinellas Market Lens

Market Insight brief - 6 filtered parcels - June 13, 2026

Filters

City	Treasure Island
Property type	Hotels and Motels (50 units or more)

Exact KPIs

Parcels analyzed	6
Median market value	\$7,200,000
Mean market value	\$11,808,333
Median price per sqft	\$211
Total market value	\$70,850,000
Median tax rate	1.66%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 6 parcels with a median market value of \$7,200,000.
- The middle 50% of recorded market values spans \$6,325,000 to \$19,250,000.
- Treasure Island is the largest city segment in this slice with 6 parcels.
- Hotels and Motels (50 units or more) 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
Treasure Island	6	\$7,200,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (50 units or more)	6	\$7,200,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	10650 GULF BLVD, Treasure Island	0.00%
Assessed Gap	10750 GULF BLVD, Treasure Island	0.00%
Assessed Gap	10800 GULF BLVD, Treasure Island	0.00%

Signal	Parcel	Metric
Assessed Gap	11125 GULF BLVD, Treasure Island	0.00%
Assessed Gap	11908 GULF BLVD, Treasure Island	0.00%
Tax Rate	11908 GULF BLVD, Treasure Island	1.69%
Tax Rate	10650 GULF BLVD, Treasure Island	1.66%
Tax Rate	10700 GULF BLVD, Treasure Island	1.66%
Tax Rate	11125 GULF BLVD, Treasure Island	1.66%
Tax Rate	10800 GULF BLVD, 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.