

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Treasure Island
Property type	Store w/Office or Apartment

Exact KPIs

Parcels analyzed	11
Median market value	\$740,000
Mean market value	\$872,273
Median price per sqft	\$164
Total market value	\$9,595,000
Median tax rate	1.72%
Avg assessed gap	\$54,465
Avg assessed gap %	8.26%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$740,000.
- The middle 50% of recorded market values spans \$592,500 to \$975,000.
- Treasure Island is the largest city segment in this slice with 11 parcels.
- Store w/Office or Apartment 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	11	\$740,000

Top Property Type Segments

Type	Parcels	Median Value
Store w/Office or Apartment	11	\$740,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	10625 1ST ST E, Treasure Island	\$2,250,000
Assessed Gap	9901 GULF BLVD, Treasure Island	36.69%

Signal	Parcel	Metric
Assessed Gap	125 108TH AVE, Treasure Island	24.54%
Assessed Gap	279 107TH AVE, Treasure Island	18.84%
Assessed Gap	9897 GULF BLVD, Treasure Island	6.03%
Assessed Gap	167 108TH AVE, Treasure Island	4.74%
Tax Rate	172 107TH AVE, Treasure Island	1.76%
Tax Rate	9901 GULF BLVD, Treasure Island	1.75%
Tax Rate	9821 GULF BLVD, Treasure Island	1.74%
Tax Rate	9861 GULF BLVD, Treasure Island	1.74%
Tax Rate	167 108TH AVE, Treasure Island	1.73%

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.