

Pinellas Market Lens

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

Filters

City	Treasure Island
Property type	Timeshare

Exact KPIs

Parcels analyzed	6
Median market value	\$2,940,000
Mean market value	\$3,350,583
Median price per sqft	\$115
Total market value	\$20,103,500
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 \$2,940,000.
- The middle 50% of recorded market values spans \$2,002,750 to \$4,902,500.
- Treasure Island is the largest city segment in this slice with 6 parcels.
- Timeshare 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	\$2,940,000

Top Property Type Segments

Type	Parcels	Median Value
Timeshare	6	\$2,940,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	11750 GULF BLVD, Treasure Island	0.00%
Assessed Gap	10182 GULF BLVD, Treasure Island	0.00%
Assessed Gap	11860 GULF BLVD, Treasure Island	0.00%

Signal	Parcel	Metric
Assessed Gap	11660 GULF BLVD, Treasure Island	0.00%
Assessed Gap	12300 GULF BLVD, Treasure Island	0.00%
Tax Rate	10182 GULF BLVD, Treasure Island	1.66%
Tax Rate	12300 GULF BLVD, Treasure Island	1.66%
Tax Rate	11660 GULF BLVD, Treasure Island	1.66%
Tax Rate	11860 GULF BLVD, Treasure Island	1.66%
Tax Rate	10360 GULF BLVD, Treasure Island	1.65%

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.