

Pinellas Market Lens

Market Insight brief • 3 filtered parcels • June 13, 2026

Filters

City	Treasure Island
Property type	Vacant City Government

Exact KPIs

Parcels analyzed	3
Median market value	\$391,319
Mean market value	\$378,873
Median price per sqft	-
Total market value	\$1,136,620
Median tax rate	1.71%
Avg assessed gap	\$255,922
Avg assessed gap %	69.45%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$391,319.
- The middle 50% of recorded market values spans \$356,022 to \$407,947.
- Treasure Island is the largest city segment in this slice with 3 parcels.
- Vacant City Government 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	3	\$391,319

Top Property Type Segments

Type	Parcels	Median Value
Vacant City Government	3	\$391,319

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	112TH AVE, Treasure Island	87.28%
Assessed Gap	170 112TH AVE, Treasure Island	84.51%
Assessed Gap	150 112TH AVE, Treasure Island	36.55%

Signal	Parcel	Metric
Tax Rate	112TH AVE, Treasure Island	1.71%
Tax Rate	170 112TH AVE, Treasure Island	1.71%
Tax Rate	150 112TH AVE, Treasure Island	1.71%

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.