

# Pinellas Market Lens

Market insight brief - 2,580 filtered parcels - June 17, 2026

## Filters

City	Belleair
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## Exact KPIs

Parcels analyzed	2,580
Median market value	\$627,426
Mean market value	\$917,366
Median price per sqft	\$334
Total market value	\$2,366,805,204
Median tax rate	2.02%
Avg assessed gap	\$340,700
Avg assessed gap %	33.70%

## Analyst Takeaways

- The current slice contains 2,580 parcels with a median market value of \$627,426.
- The middle 50% of recorded market values spans \$400,600 to \$1,141,830.
- Belleair is the largest city segment in this slice with 2,580 parcels.
- Single Family Home 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
Belleair	2,580	\$627,426

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	1,280	\$876,946
Condominium	925	\$483,490
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	150	\$178,204
Vacant Residential - lot & acreage less than 5 acres	36	\$685,410
Vacant Residential Land w/XFSB	26	\$1,044,930
Marina Condo - Wet Slip (Individually Owned)	23	\$25,738

Type	Parcels	Median Value
Single Family - more than one house per parcel	19	\$1,499,229
Vacant Park Land	13	\$219,194

## Auditable Outliers

Signal	Parcel	Metric
Market Value	130 WILLADEL DR, Belleair	\$13,316,209
Market Value	100 PALMETTO RD, Belleair	\$12,849,481
Market Value	135 WILLADEL DR, Belleair	\$12,793,095
Market Value	144 WILLADEL DR, Belleair	\$11,644,471
Market Value	400 CORBETT ST, Belleair	\$9,600,000
Assessed Gap	200 PALMETTO RD, Belleair	85.94%
Assessed Gap	9 N PINE CIR, Belleair	84.07%
Assessed Gap	319 ROEBLING RD N, Belleair	81.97%
Assessed Gap	1715 CYPRESS AVE, Belleair	79.19%
Assessed Gap	254 CORBETT ST, Belleair	78.63%
Tax Rate	21 S PINE CIR, Belleair	9.60%
Tax Rate	35 WINSTON DR, Belleair	7.96%
Tax Rate	546 PALMETTO RD, Belleair	6.98%
Tax Rate	553 BAYVIEW DR, Belleair	6.77%
Tax Rate	410 ALTHEA RD, Belleair	6.61%

## 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.