

Pinellas Market Lens

Market insight brief - 60 filtered parcels - June 17, 2026

Filters

City	Belleair Shore
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Exact KPIs

Parcels analyzed	60
Median market value	\$5,472,698
Mean market value	\$6,447,394
Median price per sqft	\$1,341
Total market value	\$386,843,670
Median tax rate	1.30%
Avg assessed gap	\$1,748,185
Avg assessed gap %	26.23%

Analyst Takeaways

- The current slice contains 60 parcels with a median market value of \$5,472,698.
- The middle 50% of recorded market values spans \$4,560,162 to \$7,117,590.
- Belleair Shore is the largest city segment in this slice with 60 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 Shore	60	\$5,472,698

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	47	\$6,068,394
Vacant Residential - lot & acreage less than 5 acres	10	\$4,497,936
Vacant Residential Land w/XFSB	2	\$4,322,448
Vacant City Government	1	\$4,213,607

Auditable Outliers

Signal	Parcel	Metric
Market Value	1700 GULF BLVD, Belleair Shore	\$20,264,624
Market Value	1650 GULF BLVD, Belleair Shore	\$15,152,813
Market Value	1160 GULF BLVD, Belleair Shore	\$14,422,282
Assessed Gap	620 GULF BLVD, Belleair Shore	80.98%
Assessed Gap	1360 GULF BLVD, Belleair Shore	76.14%
Assessed Gap	700 GULF BLVD, Belleair Shore	72.01%
Assessed Gap	540 GULF BLVD, Belleair Shore	67.14%
Assessed Gap	140 GULF BLVD, Belleair Shore	65.11%
Tax Rate	120 GULF BLVD, Belleair Shore	2.67%
Tax Rate	640 GULF BLVD, Belleair Shore	1.53%
Tax Rate	1520 GULF BLVD, Belleair Shore	1.51%
Tax Rate	820 GULF BLVD, Belleair Shore	1.50%
Tax Rate	1880 GULF BLVD, Belleair Shore	1.43%

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.