

Pinellas Market Lens

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

Filters

City	Tarpon Springs
Property type	ALF (10 or more units)

Exact KPIs

Parcels analyzed	11
Median market value	\$645,000
Mean market value	\$2,770,000
Median price per sqft	\$100
Total market value	\$30,470,000
Median tax rate	1.98%
Avg assessed gap	\$25,993
Avg assessed gap %	2.65%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$645,000.
- The middle 50% of recorded market values spans \$415,000 to \$5,022,500.
- Tarpon Springs is the largest city segment in this slice with 11 parcels.
- ALF (10 or more units) 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
Tarpon Springs	11	\$645,000

Top Property Type Segments

Type	Parcels	Median Value
ALF (10 or more units)	11	\$645,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1012 GULF RD, Tarpon Springs	24.19%
Assessed Gap	1651 S PINELLAS AVE, Tarpon Springs	4.92%
Assessed Gap	469 E ORANGE ST, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	103 GEORGE ST S, Tarpon Springs	0.00%
Assessed Gap	522 DORIC CT, Tarpon Springs	0.00%
Tax Rate	469 E ORANGE ST, Tarpon Springs	2.35%
Tax Rate	722 E LAKE RD S, Tarpon Springs	2.10%
Tax Rate	2563 KEYSTONE RD, Tarpon Springs	2.10%
Tax Rate	905 VIRGINIA AVE, Tarpon Springs	2.09%
Tax Rate	522 DORIC CT, Tarpon Springs	2.04%

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.