

# Pinellas Market Lens

Market insight brief - 26 filtered parcels - June 13, 2026

## Filters

City	Tarpon Springs
Property type	Apartments (10 - 49 units)

## Exact KPIs

Parcels analyzed	26
Median market value	\$900,000
Mean market value	\$1,254,375
Median price per sqft	\$144
Total market value	\$32,613,744
Median tax rate	1.80%
Avg assessed gap	\$166,234
Avg assessed gap %	14.14%

## Analyst Takeaways

- The current slice contains 26 parcels with a median market value of \$900,000.
- The middle 50% of recorded market values spans \$506,796 to \$1,594,467.
- Tarpon Springs is the largest city segment in this slice with 26 parcels.
- Apartments (10 - 49 units) 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
Tarpon Springs	26	\$900,000

## Top Property Type Segments

Type	Parcels	Median Value
Apartments (10 - 49 units)	26	\$900,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	802 MANGO ST, Tarpon Springs	\$3,540,269
Market Value	402 E MORGAN ST, Tarpon Springs	\$3,377,496

Signal	Parcel	Metric
Market Value	343 S GROSSE AVE, Tarpon Springs	\$3,372,097
Assessed Gap	427 E MORGAN ST, Tarpon Springs	35.20%
Assessed Gap	200 E LEMON/BOYER ST, Tarpon Springs	34.63%
Assessed Gap	419 E MORGAN ST, Tarpon Springs	34.21%
Assessed Gap	411 E MORGAN ST, Tarpon Springs	34.04%
Assessed Gap	439 E MORGAN ST, Tarpon Springs	29.72%
Tax Rate	218 N PINELLAS AVE, Tarpon Springs	2.35%
Tax Rate	501 ST MICHAELS WAY, Tarpon Springs	2.22%
Tax Rate	449 S SPRING BLVD, Tarpon Springs	2.03%
Tax Rate	1719 GULF RD, Tarpon Springs	1.92%
Tax Rate	1749 S PINELLAS AVE, Tarpon Springs	1.91%

## 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.