

# Pinellas Market Lens

Market insight brief - 19 filtered parcels - June 13, 2026

## Filters

City	Tarpon Springs
Property type	Apartments (5-9 units)

## Exact KPIs

Parcels analyzed	19
Median market value	\$560,000
Mean market value	\$576,140
Median price per sqft	\$125
Total market value	\$10,946,656
Median tax rate	1.88%
Avg assessed gap	\$75,452
Avg assessed gap %	12.23%

## Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$560,000.
- The middle 50% of recorded market values spans \$460,000 to \$677,500.
- Tarpon Springs is the largest city segment in this slice with 19 parcels.
- Apartments (5-9 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	19	\$560,000

## Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	19	\$560,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	419 E TARPON AVE, Tarpon Springs	\$1,300,000
Assessed Gap	124 HIBISCUS ST, Tarpon Springs	41.46%

Signal	Parcel	Metric
Assessed Gap	615 DISSTON AVE, Tarpon Springs	27.22%
Assessed Gap	432 ROOSEVELT BLVD, Tarpon Springs	25.47%
Assessed Gap	1252 ANCLOTE RD, Tarpon Springs	22.84%
Assessed Gap	103 W PARK ST, Tarpon Springs	19.83%
Tax Rate	401 BOYER ST, Tarpon Springs	14.18%
Tax Rate	S GROSSE ST, Tarpon Springs	13.96%
Tax Rate	650 TARPON AVE, Tarpon Springs	3.31%
Tax Rate	199 GRAND BLVD, Tarpon Springs	1.88%
Tax Rate	409 S SPRING BLVD, Tarpon Springs	1.88%

## 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.