Pinellas Market Lens

Market insight brief · 4 filtered parcels · June 13, 2026

Filters

City	Tarpon Springs
Property type	Car Wash

Exact KPIs

Parcels analyzed	4
Median market value	$2,312,500
Mean market value	$1,878,750
Median price per sqft	$1,379
Total market value	$7,515,000
Median tax rate	1.94%
Avg assessed gap	$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 4 parcels with a median market value of $2,312,500.
- The middle 50% of recorded market values spans $1,728,750 to $2,462,500.
- Tarpon Springs is the largest city segment in this slice with 4 parcels.
- Car Wash 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	4	$2,312,500

Top Property Type Segments

Type	Parcels	Median Value
Car Wash	4	$2,312,500

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	38652 US HIGHWAY 19 N, Tarpon Springs	0.00%
Assessed Gap	41041 US HIGHWAY 19 N, Tarpon Springs	0.00%
Assessed Gap	39522 US HIGHWAY 19 N, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	707 S PINELLAS AVE, Tarpon Springs	0.00%
Tax Rate	707 S PINELLAS AVE, Tarpon Springs	3.29%
Tax Rate	41041 US HIGHWAY 19 N, Tarpon Springs	1.95%
Tax Rate	39522 US HIGHWAY 19 N, Tarpon Springs	1.94%
Tax Rate	38652 US HIGHWAY 19 N, Tarpon Springs	1.93%

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.