

Pinellas Market Lens

Market insight brief - 20 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	County Public Schools

Exact KPIs

Parcels analyzed	20
Median market value	\$199,314
Mean market value	\$10,321,938
Median price per sqft	\$171
Total market value	\$206,438,755
Median tax rate	1.94%
Avg assessed gap	\$390,028
Avg assessed gap %	7.57%

Analyst Takeaways

- The current slice contains 20 parcels with a median market value of \$199,314.
- The middle 50% of recorded market values spans \$57,122 to \$11,520,287.
- Tarpon Springs is the largest city segment in this slice with 20 parcels.
- Vacant County Public Schools 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	20	\$199,314

Top Property Type Segments

Type	Parcels	Median Value
Vacant County Public Schools	12	\$78,688
County Public Schools	8	\$16,994,415

Auditable Outliers

Signal	Parcel	Metric
Market Value	1513 GULF RD, Tarpon Springs	\$57,894,293

Signal	Parcel	Metric
Market Value	1300 SILVER EAGLE DR, Tarpon Springs	\$55,495,898
Market Value	600 E KLOSTERMAN RD, Tarpon Springs	\$32,200,365
Assessed Gap	ATHENS ST, Tarpon Springs	52.64%
Assessed Gap	627 N LEVIS AVE, Tarpon Springs	12.46%
Assessed Gap	E SPRUCE ST, Tarpon Springs	11.62%
Assessed Gap	BAYNARD CT, Tarpon Springs	8.30%
Assessed Gap	PINE ST, Tarpon Springs	8.30%
Tax Rate	PINE ST, Tarpon Springs	1.94%
Tax Rate	E SPRUCE ST, Tarpon Springs	1.94%
Tax Rate	BAYNARD CT, Tarpon Springs	1.94%
Tax Rate	ATHENS ST, Tarpon Springs	1.94%
Tax Rate	627 N LEVIS AVE, Tarpon Springs	1.94%

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.