

# Pinellas Market Lens

Market insight brief - 8 filtered parcels - June 13, 2026

## Filters

City	Tarpon Springs
Property type	Financial Institution

## Exact KPIs

Parcels analyzed	8
Median market value	\$1,422,500
Mean market value	\$1,471,625
Median price per sqft	\$250
Total market value	\$11,773,000
Median tax rate	1.88%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 8 parcels with a median market value of \$1,422,500.
- The middle 50% of recorded market values spans \$1,116,000 to \$1,646,250.
- Tarpon Springs is the largest city segment in this slice with 8 parcels.
- Financial Institution 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	8	\$1,422,500

## Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	8	\$1,422,500

## Auditable Outliers

Signal	Parcel	Metric
Market Value	910 E TARPON AVE, Tarpon Springs	\$2,495,000
Assessed Gap	910 E TARPON AVE, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	503 S PINELLAS AVE, Tarpon Springs	0.00%
Assessed Gap	203 E TARPON AVE, Tarpon Springs	0.00%
Assessed Gap	1101 S PINELLAS AVE, Tarpon Springs	0.00%
Assessed Gap	40786 US HIGHWAY 19 N, Tarpon Springs	0.00%
Tax Rate	710 E TARPON AVE, Tarpon Springs	1.88%
Tax Rate	41206 US HIGHWAY 19 N, Tarpon Springs	1.88%
Tax Rate	101 FEDERAL PL, Tarpon Springs	1.88%
Tax Rate	910 E TARPON AVE, Tarpon Springs	1.88%
Tax Rate	203 E TARPON AVE, 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.