

Pinellas Market Lens

Market insight brief · 22 filtered parcels · June 13, 2026

Filters

City	Tarpon Springs
Property type	Industrial Not Classified Elsewhere

Exact KPIs

Parcels analyzed	22
Median market value	\$398,782
Mean market value	\$570,326
Median price per sqft	\$184
Total market value	\$12,547,164
Median tax rate	1.89%
Avg assessed gap	\$50,931
Avg assessed gap %	13.10%

Analyst Takeaways

- The current slice contains 22 parcels with a median market value of \$398,782.
- The middle 50% of recorded market values spans \$220,909 to \$861,852.
- Tarpon Springs is the largest city segment in this slice with 22 parcels.
- Industrial Not Classified Elsewhere 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	22	\$398,782

Top Property Type Segments

Type	Parcels	Median Value
Industrial Not Classified Elsewhere	22	\$398,782

Auditable Outliers

Signal	Parcel	Metric
Market Value	1051 ISLAND AVE, Tarpon Springs	\$1,863,827
Assessed Gap	424 E PINE ST, Tarpon Springs	42.17%

Signal	Parcel	Metric
Assessed Gap	420 HIBISCUS ST, Tarpon Springs	40.78%
Assessed Gap	PINE ST, Tarpon Springs	39.84%
Assessed Gap	34 W MARTIN LUTHER KING JR DR, Tarpon Springs	29.38%
Assessed Gap	1502 SAVANNAH AVE, Tarpon Springs	23.64%
Tax Rate	424 E PINE ST, Tarpon Springs	2.03%
Tax Rate	40440 US HIGHWAY 19 N, Tarpon Springs	2.00%
Tax Rate	34 W MARTIN LUTHER KING JR DR, Tarpon Springs	2.00%
Tax Rate	761 WESLEY AVE, Tarpon Springs	1.98%
Tax Rate	1502 SAVANNAH AVE, Tarpon Springs	1.97%

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.