

# Pinellas Market Lens

Market insight brief - 12 filtered parcels - June 13, 2026

## Filters

City	Tarpon Springs
Property type	Marina - Boat Storage (High

## Exact KPIs

Parcels analyzed	12
Median market value	\$1,265,000
Mean market value	\$1,957,917
Median price per sqft	\$168
Total market value	\$23,495,000
Median tax rate	1.94%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 12 parcels with a median market value of \$1,265,000.
- The middle 50% of recorded market values spans \$952,500 to \$3,050,000.
- Tarpon Springs is the largest city segment in this slice with 12 parcels.
- Marina - Boat Storage (High & Dry and/or Wet Slip) 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	12	\$1,265,000

## Top Property Type Segments

Type	Parcels	Median Value
Marina - Boat Storage (High & Dry and/or Wet Slip)	12	\$1,265,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	523 ANCLOTE RD, Tarpon Springs	0.00%
Assessed Gap	307 ANCLOTE RD, Tarpon Springs	0.00%
Assessed Gap	ISLAND AVE, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	113 OSCAR HILL RD, Tarpon Springs	0.00%
Assessed Gap	1029 BAILLIES BLUFF RD, Tarpon Springs	0.00%
Tax Rate	ISLAND AVE, Tarpon Springs	1.95%
Tax Rate	1700 CHANNEL MARKER WAY, Tarpon Springs	1.95%
Tax Rate	523 ANCLOTE RD, Tarpon Springs	1.94%
Tax Rate	331 ANCLOTE RD, Tarpon Springs	1.94%
Tax Rate	307 ANCLOTE RD, 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.