

Pinellas Market Lens

Market insight brief - 69 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	69
Median market value	\$19,686
Mean market value	\$20,445
Median price per sqft	\$72
Total market value	\$1,410,692
Median tax rate	1.90%
Avg assessed gap	\$477
Avg assessed gap %	1.96%

Analyst Takeaways

- The current slice contains 69 parcels with a median market value of \$19,686.
- The middle 50% of recorded market values spans \$19,686 to \$22,440.
- Tarpon Springs is the largest city segment in this slice with 69 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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	69	\$19,686

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	69	\$19,686

Auditable Outliers

Signal	Parcel	Metric
Market Value	827 ROOSEVELT BLVD, Tarpon Springs	\$33,150
Market Value	827 ROOSEVELT BLVD, Tarpon Springs	\$31,875

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Market Value	827 ROOSEVELT BLVD, Tarpon Springs	\$31,875
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Market Value	827 ROOSEVELT BLVD, Tarpon Springs	\$30,218
Assessed Gap	827 ROOSEVELT BLVD, Tarpon Springs	24.65%
Assessed Gap	827 ROOSEVELT BLVD, Tarpon Springs	19.38%
Assessed Gap	827 ROOSEVELT BLVD, Tarpon Springs	18.79%
Assessed Gap	827 ROOSEVELT BLVD, Tarpon Springs	10.57%
Assessed Gap	CALLISTA CAY LOOP, Tarpon Springs	5.17%
Tax Rate	827 ROOSEVELT BLVD, Tarpon Springs	2.19%
Tax Rate	827 ROOSEVELT BLVD, Tarpon Springs	1.97%
Tax Rate	827 ROOSEVELT BLVD, Tarpon Springs	1.97%
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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.