

Pinellas Market Lens

Market insight brief - 25 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Medical Office Building - single

Exact KPIs

Parcels analyzed	25
Median market value	\$503,500
Mean market value	\$1,045,480
Median price per sqft	\$136
Total market value	\$26,137,000
Median tax rate	1.88%
Avg assessed gap	\$30,137
Avg assessed gap %	0.30%

Analyst Takeaways

- The current slice contains 25 parcels with a median market value of \$503,500.
- The middle 50% of recorded market values spans \$360,000 to \$1,060,000.
- Tarpon Springs is the largest city segment in this slice with 25 parcels.
- Medical Office Building - single & multi-story 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	25	\$503,500

Top Property Type Segments

Type	Parcels	Median Value
Medical Office Building - single & multi-story	25	\$503,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	43309 US HIGHWAY 19 N, Tarpon Springs	\$10,020,000
Market Value	41747 US HIGHWAY 19 N, Tarpon Springs	\$2,415,000

Signal	Parcel	Metric
Assessed Gap	43309 US HIGHWAY 19 N, Tarpon Springs	7.52%
Assessed Gap	1259 S PINELLAS AVE, Tarpon Springs	0.00%
Assessed Gap	138 COUNTRY CLUB CT, Tarpon Springs	0.00%
Assessed Gap	35 W LEMON ST, Tarpon Springs	0.00%
Assessed Gap	400 E TARPON AVE, Tarpon Springs	0.00%
Tax Rate	40668 US HIGHWAY 19 N, Tarpon Springs	3.22%
Tax Rate	3591 KEYSTONE RD, Tarpon Springs	2.67%
Tax Rate	136 COUNTRY CLUB CT, Tarpon Springs	1.88%
Tax Rate	1501 S PINELLAS AVE, Tarpon Springs	1.88%
Tax Rate	510 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.