

# Pinellas Market Lens

Market insight brief - 7 filtered parcels - June 13, 2026

## Filters

City	Tarpon Springs
Property type	Private Schools

## Exact KPIs

Parcels analyzed	7
Median market value	\$925,000
Mean market value	\$1,138,571
Median price per sqft	\$130
Total market value	\$7,970,000
Median tax rate	1.90%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$925,000.
- The middle 50% of recorded market values spans \$715,000 to \$1,307,500.
- Tarpon Springs is the largest city segment in this slice with 7 parcels.
- Private Schools & Colleges, Day Care Centers 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	7	\$925,000

## Top Property Type Segments

Type	Parcels	Median Value
Private Schools & Colleges, Day Care Centers	7	\$925,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2801 KEYSTONE RD, Tarpon Springs	\$2,700,000
Assessed Gap	2801 KEYSTONE RD, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	516 S HUEY AVE, Tarpon Springs	0.00%
Assessed Gap	1410 E LAKE RD N, Tarpon Springs	0.00%
Assessed Gap	1749 E LAKE RD S, Tarpon Springs	0.00%
Assessed Gap	1220 EAST LAKE RD S, Tarpon Springs	0.00%
Tax Rate	1019 E LEMON ST, Tarpon Springs	1.98%
Tax Rate	1029 GULF RD, Tarpon Springs	1.98%
Tax Rate	516 S HUEY AVE, Tarpon Springs	1.97%
Tax Rate	1749 E LAKE RD S, Tarpon Springs	1.90%
Tax Rate	2801 KEYSTONE RD, Tarpon Springs	1.90%

## 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.