

Pinellas Market Lens

Market insight brief - 33 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	33
Median market value	\$570,000
Mean market value	\$789,485
Median price per sqft	\$176
Total market value	\$26,053,000
Median tax rate	1.94%
Avg assessed gap	\$27,982
Avg assessed gap %	4.00%

Analyst Takeaways

- The current slice contains 33 parcels with a median market value of \$570,000.
- The middle 50% of recorded market values spans \$415,000 to \$795,000.
- Tarpon Springs is the largest city segment in this slice with 33 parcels.
- Restaurant, Cafeteria 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	33	\$570,000

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	33	\$570,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	10 DODECANESE BLVD, Tarpon Springs	\$2,600,000
Market Value	40584 US HIGHWAY 19 N, Tarpon Springs	\$2,050,000

Signal	Parcel	Metric
Market Value	40489 US HIGHWAY 19 N, Tarpon Springs	\$1,925,000
Market Value	785 DODECANESE BLVD, Tarpon Springs	\$1,780,000
Market Value	937 DODECANESE BLVD, Tarpon Springs	\$1,610,000
Assessed Gap	310 E TARPON AVE, Tarpon Springs	24.15%
Assessed Gap	501 N PINELLAS AVE, Tarpon Springs	22.82%
Assessed Gap	13 N SAFFORD AVE, Tarpon Springs	16.20%
Assessed Gap	1880 S PINELLAS AVE, Tarpon Springs	13.10%
Assessed Gap	694 DODECANESE BLVD, Tarpon Springs	10.08%
Tax Rate	210 DODECANESE BLVD, Tarpon Springs	2.06%
Tax Rate	1880 S PINELLAS AVE, Tarpon Springs	2.02%
Tax Rate	501 N PINELLAS AVE, Tarpon Springs	2.02%
Tax Rate	1203 GULF RD, Tarpon Springs	2.00%
Tax Rate	690 DODECANESE BLVD, Tarpon Springs	2.00%

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.