

Pinellas Market Lens

Market insight brief - 55 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	55
Median market value	\$665,000
Mean market value	\$1,200,418
Median price per sqft	\$101
Total market value	\$66,023,000
Median tax rate	1.94%
Avg assessed gap	\$17,572
Avg assessed gap %	2.47%

Analyst Takeaways

- The current slice contains 55 parcels with a median market value of \$665,000.
- The middle 50% of recorded market values spans \$394,000 to \$1,325,000.
- Tarpon Springs is the largest city segment in this slice with 55 parcels.
- Strip Store - (2 or more stores) 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	55	\$665,000

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	55	\$665,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	735 DODECANESE BLVD, Tarpon Springs	\$6,450,000
Market Value	40545 US HIGHWAY 19 N, Tarpon Springs	\$6,310,000

Signal	Parcel	Metric
Market Value	955 S PINELLAS AVE, Tarpon Springs	\$4,400,000
Market Value	40114 US HIGHWAY 19 N, Tarpon Springs	\$3,795,000
Market Value	40741 US HIGHWAY 19 N, Tarpon Springs	\$3,440,000
Assessed Gap	118 E TARPON AVE, Tarpon Springs	28.46%
Assessed Gap	11 N PINELLAS AVE, Tarpon Springs	23.17%
Assessed Gap	132 E TARPON AVE, Tarpon Springs	21.52%
Assessed Gap	910 S PINELLAS AVE, Tarpon Springs	11.13%
Assessed Gap	13 SAFFORD AVE, Tarpon Springs	10.88%
Tax Rate	413 S PINELLAS AVE, Tarpon Springs	2.14%
Tax Rate	39920 US HIGHWAY 19 N, Tarpon Springs	2.09%
Tax Rate	401 S PINELLAS AVE, Tarpon Springs	2.08%
Tax Rate	425 S PINELLAS AVE, Tarpon Springs	2.08%
Tax Rate	128 N PINELLAS AVE, Tarpon Springs	2.07%

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.