

Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Telephone Company Property - office

Exact KPIs

Parcels analyzed	5
Median market value	\$353,372
Mean market value	\$461,607
Median price per sqft	\$74
Total market value	\$2,308,033
Median tax rate	1.83%
Avg assessed gap	\$13,760
Avg assessed gap %	3.91%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$353,372.
- The middle 50% of recorded market values spans \$350,826 to \$716,182.
- Tarpon Springs is the largest city segment in this slice with 5 parcels.
- Telephone Company Property - office & building is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Tarpon Springs	5	\$353,372

Top Property Type Segments

Type	Parcels	Median Value
Telephone Company Property - office & building	5	\$353,372

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	921 SUNSET DR, Tarpon Springs	10.49%
Assessed Gap	356 EAST LAKE RD, Tarpon Springs	9.05%
Assessed Gap	1950 PLAZA DR, Tarpon Springs	0.00%

Signal	Parcel	Metric
Assessed Gap	621 E TARPON AVE, Tarpon Springs	0.00%
Assessed Gap	161 KLOSTERMAN RD, Tarpon Springs	0.00%
Tax Rate	921 SUNSET DR, Tarpon Springs	1.91%
Tax Rate	356 EAST LAKE RD, Tarpon Springs	1.89%
Tax Rate	161 KLOSTERMAN RD, Tarpon Springs	1.83%
Tax Rate	1950 PLAZA DR, Tarpon Springs	1.82%
Tax Rate	621 E TARPON AVE, Tarpon Springs	1.82%

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.