

Pinellas Market Lens

Market insight brief - 11 filtered parcels - June 13, 2026

Filters

City	Tarpon Springs
Property type	Vacant Park Land

Exact KPIs

Parcels analyzed	11
Median market value	\$85
Mean market value	\$260,843
Median price per sqft	-
Total market value	\$2,869,268
Median tax rate	2.35%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 11 parcels with a median market value of \$85.
- The middle 50% of recorded market values spans \$85 to \$85.
- Tarpon Springs is the largest city segment in this slice with 11 parcels.
- Vacant Park Land 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	11	\$85

Top Property Type Segments

Type	Parcels	Median Value
Vacant Park Land	11	\$85

Auditable Outliers

Signal	Parcel	Metric
Market Value	S HIGHLAND AVE, Tarpon Springs	\$1,547,425
Market Value	DIXIE HWY, Tarpon Springs	\$1,321,078

Signal	Parcel	Metric
Assessed Gap	LIVE OAK ST, Tarpon Springs	0.00%
Assessed Gap	PINELLAS TRL, Tarpon Springs	0.00%
Assessed Gap	SEABOARD COASTLINE RR N, Tarpon Springs	0.00%
Assessed Gap	PINELLAS TRL, Tarpon Springs	0.00%
Assessed Gap	PINELLAS TRL, Tarpon Springs	0.00%
Tax Rate	LIVE OAK ST, Tarpon Springs	2.35%
Tax Rate	PINELLAS TRL, Tarpon Springs	2.35%
Tax Rate	SEABOARD COASTLINE RR N, Tarpon Springs	2.35%
Tax Rate	PINELLAS TRL, Tarpon Springs	2.35%
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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.