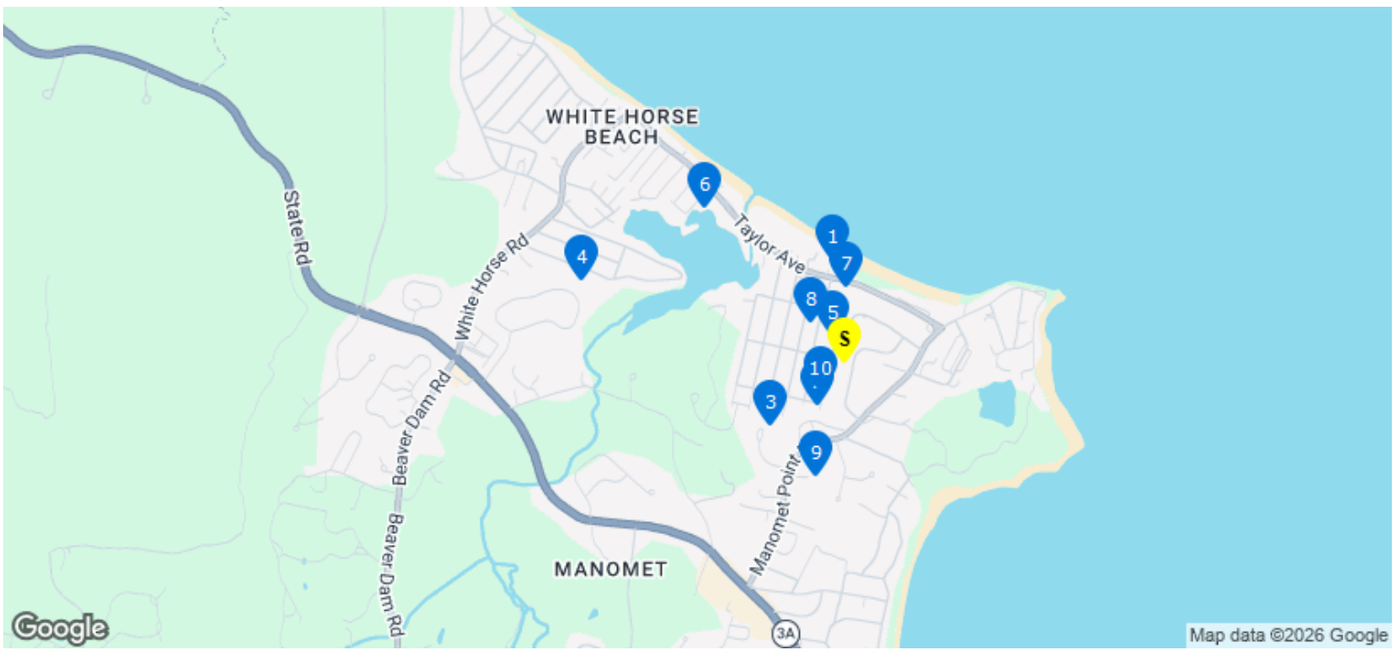
ICE SiteX Report

OrderID: 98815337

SiteX Property Information Report



Subject Property Location

1 DIAMOND ST, PLYMOUTH, MA 02360-1099

County:	**PLYMOUTH MA**	Census Tract:	5308.02
Property Use:	Single Family Residential	Zoning:	R20S
Parcel Number:	PLYM M:0045 B:0000 L:0039-357A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$572,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$474,760 - $669,240	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$262,200	Market Land Value:		Tax Year:	2025
Assd Improvement:	$118,700	Market Improvment Value:		Total Taxable Value:	$4,834
Total Assessed Value:	$380,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	60929
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39-357A District: 239

Abbreviated Description:	LOT:39-357A DIST:239 CITY:PLYMOUTH
City/Muni/Twp:	PLYMOUTH

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1050 SF	Baths:	1	Fireplace:	1
Year Built:	1972	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Underground/Basement	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Raised Ranch	Basement:	Partial Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/30/2006	Sales Price:	N/A
Document #:	603162 BK-PG -	Type of Sale:	Forced Sale
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PLYMOUTH

Prior Transfer

Recording Date:	03/30/2006	Sales Price:	$386,000
Document #:	603159 BK-PG -	Type of Sale:	Forced Sale
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PLYMOUTH

Mortgage Record

Recording Date:	05/23/2002	Loan Amount:	N/A
Document #:	506343 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: PLYMOUTH

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Mortgage Record

Recording Date:	06/28/1999	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: PLYMOUTH

Prior Transfer

Recording Date:	06/28/1999	Sales Price:	$179,900
Document #:	BK-PG -	Type of Sale:	Forced Sale
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PLYMOUTH

Prior Transfer

Recording Date:	05/30/1996	Sales Price:	$116,500
Document #:	BK-PG 0-0	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
City/Muni/Twp: PLYMOUTH

Mortgage Record

Recording Date:	01/29/1996	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: PLYMOUTH

Mortgage Record

Recording Date:	06/07/1993	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Area Sales Analysis

Total Area Sales	$5,722,401	Median # of Bedrooms	3
Median Lot Size	5,332 SF	Median # of Baths	1
Median Living Area	1,228 SF	Median Year Built	1962
Price Range - 2 Yrs	$450,000 to $680,000	Age Range	44 years to 91 years
Median Value	$576,250	Median Age	64.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**18 SCOTT DR** **PLYMOUTH, MA 02360-1028**	01/28/2025	$709,000	$441	1608	8/3/2	1980	20,003 SF	
		APN: PLYM M:0046 B:0000 L:0007-71 Document #: 858564 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
2	.13Mi.	**14 PEARL ST** **PLYMOUTH, MA 02360-1021**	03/10/2025	$515,000	$715	720	5/2/1	1950	5,001 SF	
		APN: PLYM M:0045 B:0000 L:0039-299 Document #: 859470 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
3	.2Mi.	**4 ASIAF WAY** **PLYMOUTH, MA 02360-6369**	09/30/2025	$650,000	$440	1478	5/2/1	2006	SF	
		APN: PLYM M:0045 B:0039 L:0231-7 Document #: 865085 Document Type: Condominium deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
4	.24Mi.	**14 TAYLOR AVE** **PLYMOUTH, MA 02360-1023**	02/14/2025	$1,025,000	$378	2714	8/4/4	1954	6,534 SF	
		APN: PLYM M:0046 B:0000 L:007A-18 Document #: 858975 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
5	.26Mi.	**88 BEACH ST** **PLYMOUTH, MA 02360-1056**	10/31/2025	$582,500	$674	864	4/2/1	1947	8,316 SF	
		APN: PLYM M:0045 B:0000 L:0039-116 Document #: 866036 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
6	.28Mi.	**6 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	04/01/2025	$805,000			//		12,693 SF	
		APN: PLYM M:0045 B:0000 L:037K-19 Document #: 19063 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Residential - Vacant Land Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
7	.29Mi.	**91 MANOMET POINT RD** **PLYMOUTH, MA 02360-1132**	11/26/2024	$689,000	$456	1511	6/2/2	1991	33,066 SF	
		APN: PLYM M:0046 B:0000 L:019A-1 Document #: 75831 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH								
8	.31Mi.	**7 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	04/02/2025	$775,000			//		14,370 SF	
		APN: PLYM M:0045 B:0000 L:037K-1 Document #: 19353								

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Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

9	.32Mi.	**24 HIGHLAND TER** **PLYMOUTH, MA 02360-6329**	09/19/2025	$585,000	$336	1742	5/2/2	1996	SF

APN: PLYM M:0046 B:0007 L:0121-2416 Document #: 864767
Document Type: Condominium deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

10	.32Mi.	**29 HIGHLAND TER** **PLYMOUTH, MA 02360-6336**	08/22/2025	$600,000	$417	1439	5/2/2	2000	SF

APN: PLYM M:0046 B:0007 L:0120-2903 Document #: 863948
Document Type: Condominium deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

11	.32Mi.	**24 HIGHLAND TER** **PLYMOUTH, MA 02360-6329**	08/22/2025	$465,000	$504	922	5/2/1	1996	SF

APN: PLYM M:0046 B:0007 L:0121-2404 Document #: 863953
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

12	.32Mi.	**4 HIGHLAND TER** **PLYMOUTH, MA 02360-6367**	12/02/2024	$600,000	$376	1597	5/2/2	2000	SF

APN: PLYM M:0046 B:0007 L:0121-410 Document #: 857203
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

13	.33Mi.	**11 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	03/12/2025	$751,750			//		11,739 SF

APN: PLYM M:0045 B:0000 L:037K-3 Document #: 14454
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

14	.34Mi.	**21 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	04/10/2025	$294,600			//		12,702 SF

APN: PLYM M:0045 B:0000 L:037K-4 Document #: 21255
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

15	.35Mi.	**25 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	04/03/2025	$695,000			//		10,106 SF

APN: PLYM M:0045 B:0000 L:037K-5 Document #: 19576
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

16	.36Mi.	**20 PASTURE HILL RD** **PLYMOUTH, MA 02360-1185**	04/02/2025	$294,600			//		11,356 SF

APN: PLYM M:0045 B:0000 L:037K-14 Document #: 19365
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

17	.37Mi.	**62 MANOMET POINT RD** **PLYMOUTH, MA 02360-1126**	09/12/2025	$580,000	$310	1872	7/3/2	1986	24,790 SF

APN: PLYM M:0046 B:0000 L:0013-4 Document #: 59841
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

18	.43Mi.	**215 MANOMET POINT RD** **PLYMOUTH, MA 02360-1170**	09/12/2025	$765,000	$1,138	672	4/2/1	1931	4,356 SF

APN: PLYM M:0046 B:000A L:0091 Document #: 59797
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

19	.45Mi.	**172 TAYLOR AVE** **PLYMOUTH, MA 02360-1073**	03/10/2025	$400,000	$267	1500	3/2/1	1940	9,100 SF

APN: PLYM M:045B B:0000 L:0002-44 Document #: 859477
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

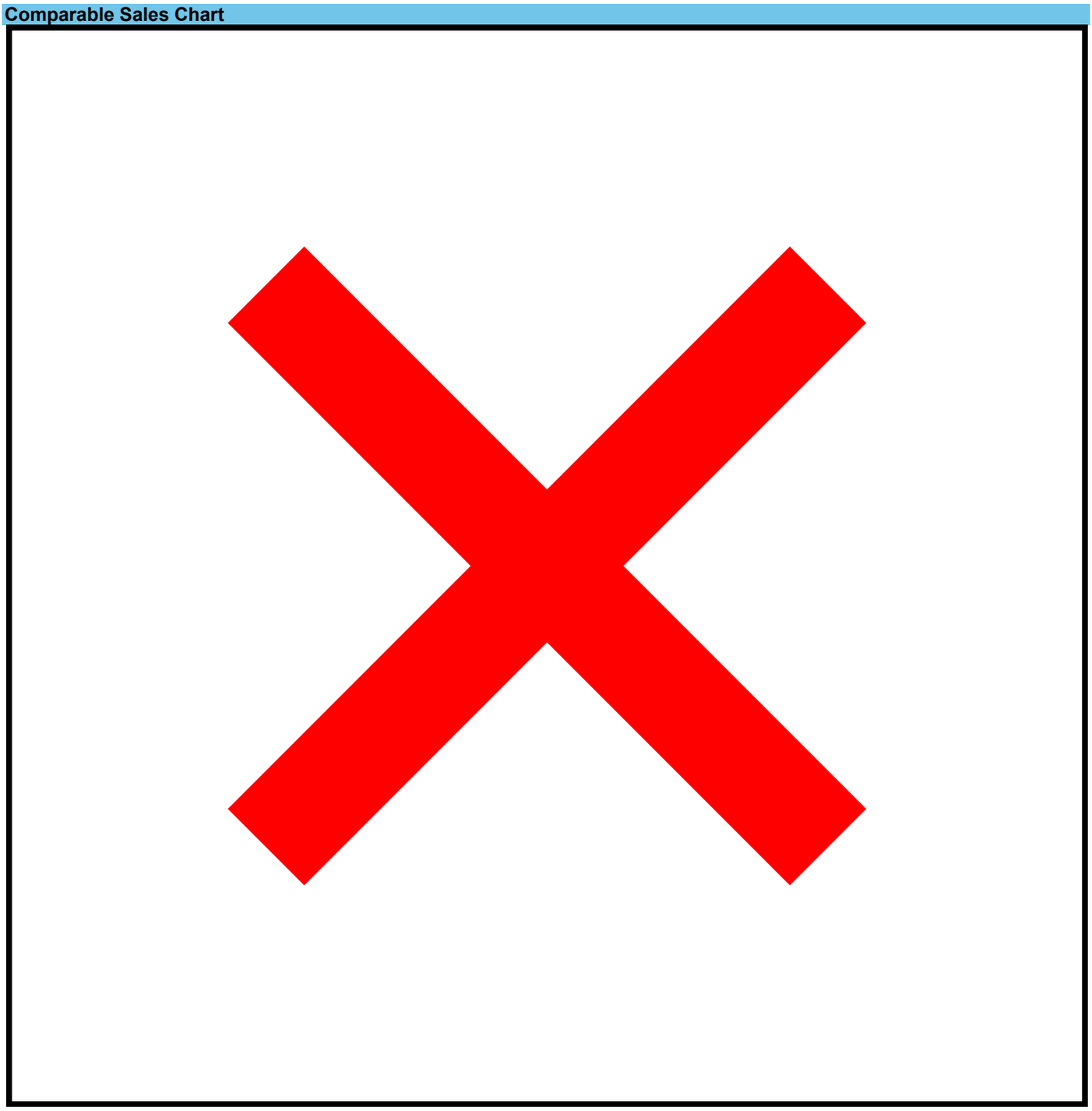
20	.47Mi.	**177 TAYLOR AVE** **PLYMOUTH, MA 02360-6378**	10/15/2025	$1,300,000	$692	1878	6/3/2	1986	SF

APN: PLYM M:045B B:160A L:0001-1 Document #: 865458
Document Type: Quit Claim Deed (arm's length) Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Abbreviated Description: City/Muni/Twp:PLYMOUTH City/Muni/Twp: PLYMOUTH

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1 DIAMOND ST**	**03/30/2006**		$380,900	1,050	6/3/1	1972	8,276 SF	
.01Mi.	**5 DIAMOND ST**	**06/30/1993**		$376,500	600	3/2/1	1960	5,001 SF	
.02Mi.	**42 HILLTOP AVE**	**01/01/1986**		$790,300	4,402	8/3/3	1960	14,401 SF	
.02Mi.	**4 DIAMOND ST**	**04/16/2021**		$590,600	1,825	6/3/2	1983	9,492 SF	
.03Mi.	**36 HILLTOP AVE**	**10/16/2009**		$570,000	1,845	8/4/2	1974	30,453 SF	
.03Mi.	**49 PINE ST**	**12/15/2010**		$536,600	1,851	6/4/2	1960	5,001 SF	
.04Mi.	**8 DIAMOND ST**	**08/20/2009**		$576,400	1,400	10/4/2	1974	17,881 SF	
.04Mi.	**48 HILLTOP AVE**	**12/28/2017**		$893,000	4,582	9/4/4	1989	10,001 SF	
.04Mi.	**15 DIAMOND ST**	**07/08/1982**		$531,100	1,936	5/3/2	1960	10,019 SF	
.04Mi.	**20 SCOTT DR**	**03/25/2024**		$585,200	1,674	7/3/1	1979	34,809 SF	
.05Mi.	**30 HILLTOP AVE**	**12/31/1999**		$611,300	2,108	10/3/2	1986	20,081 SF	
.05Mi.	**39 HILLTOP AVE**	**08/29/2016**		$383,100	606	4/2/1	1950	4,134 SF	
.05Mi.	**37 HILLTOP AVE**	**12/11/2015**		$879,200	2,016	7/4/2	2019	8,089 SF	
.05Mi.	**50 HILLTOP AVE**	**01/21/2004**		$599,200	1,810	6/3/2	2004	5,001 SF	
.05Mi.	**18 SCOTT DR**	**01/28/2025**		$618,200	1,608	8/3/2	1980	20,003 SF	
.06Mi.	**40 PEARL ST**	**06/10/2022**		$661,200	2,290	7/3/2	1955	9,352 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	47.3 years old	Households:	23,306
Median Household Income:	$106,507	Households w/Family:	67%
Household Income Per Capita:	$57,298	Households w/Family Married:	54%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Plymouth School District	Students:	6,956
Number of Schools:	13	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**Manomet Elementary School** Number of Students: 263 Student-Teacher Ratio: 12.51	A-	Public	KG - 5
5.55Mi.	**Plymouth Commun Intermediate School** Number of Students: 920 Student-Teacher Ratio: 11.03	C	Public	6 - 8
5.38Mi.	**Plymouth North High School** Number of Students: 1,169 Student-Teacher Ratio: 11.13 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **1 DIAMOND ST, PLYMOUTH, MA 02360-1099** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	80%	LOWER
MURDER	96%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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