

165

22

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

74,700 /

1,745,600

USE VALUE:

74,700 /

1,745,600

ASSESSed:

74,700 /

1,745,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	RUOPP MARCUS	
Owner 2:	RUOPP NICOLE FREDERICK	
Owner 3:		
Street 1:	59 WINTER ST	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-3502	Type:

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:		Cntry
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1937, having primarily WOOD SHING Exterior and 402 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	74,700			74,700
Total Card		0.000	74,700		74,700
Total Parcel		1.837	785,900	1,300	958,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		185.82	/Parcel: 386.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO

Sign: VERIFICATION OF VISIT NOT DATA      / /

Total:		SpI Credit		Total:	
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2026



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	9130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	18:11:54

LAST REV

Date	Time
06/18/20	15:54:35

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