



List Number: 26042178
Municipality: Ypsilanti City
Financial Comments: No seller financing
Year Built: 1894
Lot Dimensions: 57x107
Cross Streets: Washtenaw & Ballard St
Waterfront: No
Directions: Washtenaw Ave. to S on Ballard St

Property Sub-Type: 2 to 4 Units
New Construction: No
County: Washtenaw
Tax ID #: 11-11-40-415-023

Status: Active
Days on Market: 8
Lot Acres: 0.14
Lot Square Footage: 6,098
Road Frontage: 57
Association: No

Unit 1: Unit #: 1; Unit Description: 4 Bed 1.5 Bath; Occupied: Yes; Monthly Rent: 2,085; Bedrooms: 4; Bathrooms: 2; Full Baths: 1; Half Baths: 1

Unit 2: Unit #: 2; Unit Description: 2 Bed, 1 Bath; Occupied: Yes; Monthly Rent: 985; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0

Legal: *OLD SID - 11 11-625-028-30 YP CITY 52W-37 COM AT A POINT ON E LINE BALLARD ST 239.48 FT N OF N LINE PEARL ST, TH E PARALLEL TO N LINE OF PEARL ST 106.56 FT, TH N PARALLEL TO E LINE OF BALLARD ST 56.62 FT, TH W PARALLEL TO N LINE PEARL ST 106.56 FT, T H S ALONG E LINE BALLARD ST 56.62 FT TO BEG. STUCKS ADDITION OWNED AND OCCUPIED AS ONE PARCEL. 118 BALLARD

Taxable Value: 53,395
Seller's Annual Property Tax: 4,491.35
School District: Ypsilanti

SEV: 86,500
Tax Year: 2026
Zoning: CN

For Tax Year: 2026
Homestead %: 0
Special Assmt/Type: none

Access Feat:	Accessibility Features: No	Extras:		Street Type:	Paved; Public
Accessibility Feat:		Heat Source:	Natural Gas	Substructure:	Full
Air Conditioning:		Heat Type:	Forced Air	Tenant Pays:	Electric; Gas; Sewer; Trash; Water
Assoc. Amenities:		Income and Expenses:		Terms Available:	Cash; Conventional
Assoc. Fee Incl.:		Lot Description:		Util Avail at	Cable Available; Electricity Available;
Association Info.:		Mineral Rights:		Street:	Natural Gas Available; Public Water
Driveway:	Aggregate	Owner Pays:	None	Utilities	Cable Connected; Electricity
Exterior Material:	Vinyl Siding	Roofing:		Attached:	Connected; Natural Gas Connected
		Sale Conditions:	None	Water:	Public Water
		Sewer:	Public Sewer	Water Fea.	
				Amenities:	
				Water Type:	
				Laundry	Common Area
				Features:	

Public Remarks: Great duplex close to campus! Unit 1 - 4 bedrooms, 1.5 baths, \$2,085/month includes \$90 for water. Leased until 8/8/27. Unit 2 - 2 bedrooms, 1 bath, \$985/month includes \$90 for water. Leased until 8/1/27. Coin laundry. \$3,070/month. Gross rent is \$36,849 for the 2026-27 school year. Home was completely gutted in 2017 - new HVAC, plumbing, electrical, insulation, drywall, siding, windows, and more! C of O expires 07/01/2027.