



List Number: 26014504

Municipality: Ypsilanti City

Year Built: 1843

Lot Dimensions: 50x112x20x77x30x189

Cross Streets: N Congress St and N Normal St

Waterfront: No

Property Sub-Type: 2 to 4 Units

New Construction: No

County: Washtenaw

Tax ID #: 11-11-40-462-003

Status: Active

Days on Market: 133

Lot Acres: 0.17

Lot Square Footage: 7,405

Road Frontage: 50

Ownership Type: Private Owned

Directions: State of Michigan licensed realtor must accompany buyer at all showings. Please remove shoes when showing this home and secure home when leaving. If showing agent needs a one day code and does not have the sentri app, agent can generate a one day code by using the sentriconnect app.

Unit 1: Unit Description: 3 bedroom 1 bath; Occupied: Yes; Monthly Rent: 1,275; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Central Air; Dishwasher; Range Oven; Refrigerator

Unit 2: Unit Description: 2 bedroom 1 bath; Occupied: Yes; Monthly Rent: 995; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Central Air; Dishwasher; Range/Oven; Refrigerator

Legal: *OLD SID - 11 11-060-004-00 YP CITY 10W-4 LOT 4 ASSESSOR'S PLAT NUMBER 10.

Taxable Value: 78,569

Seller's Annual Property Tax: 6,281.49

School District: Ypsilanti

SEV: 146,800

Tax Year: 2025

Zoning:

For Tax Year: 2026

Homestead %: 0

Special Assmt/Type: no

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

Public Remarks: Updated duplex with a garage and a location that is walkable to campus! No seller financing. Unit 1 has 3 bedrooms 1 bath, updated kitchen with dishwasher, central air, and is leased to August 2027 (\$15,300/yr). Unit 2 has 2 bedroom 1 bath, an updated kitchen with dishwasher, and is leased to August 2027 (\$11,100/yr). Total rent for both units - \$26,400/yr until August 2027. Good off street parking and a garage. Tenants pay gas, electric, and water/sewer. C of O expires 07/01/2027.