



List Number: 26042157

Municipality: Ypsilanti City

Year Built: 1950

Lot Dimensions: 120x125

Cross Streets: S Mansfield and Lathers Ave

Waterfront: No

Property Sub-Type: 2 to 4 Units

New Construction: No

County: Washtenaw

Tax ID #: K-11-39-213-009

Status: Active

Days on Market: 8

Lot Acres: 0.34

Lot Square Footage: 14,810

Road Frontage: 120

Ownership Type: Private Owned

Association: No

Directions: Corner of S Mansfield St and Lathers Ave

Unit 1: Unit #: 1; Unit Description: 3 bedrooms, 1 bath; Occupied: Yes; Monthly Rent: 1,985; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Central Air; Dishwasher; Garage; Refrigerator; Washer/Dryer
Unit 2: Unit #: 2; Unit Description: 2 bedrooms, 1 bath; Occupied: Yes; Monthly Rent: 1,130; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0; Central Air; Dishwasher; Range/Oven; Refrigerator

Legal: YP#91-369 LOT 368 & 369 STEVEN'S RECREATION PARK SUBDIVISION. (SW QUARTER OF SEC 8)
Taxable Value: 84,773
Seller's Annual Property Tax: 5,635.56
School District: Ypsilanti

SEV: 169,200
Tax Year: 2026
Zoning: R-5

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

Access Feat:	Accessibility Features: No	Extras:	Garages	Street Type:	Paved; Public
Accessibility Feat:		Heat Source:	Natural Gas	Substructure:	Partial
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.:	Approx. Assoc Fee: 0	Mineral Rights:		Street:	Natural Gas Available; Public Sewer;
Driveway:	Aggregate	Owner Pays:	None		Public Water
Exterior Material:	Vinyl Siding	Roofing:		Utilities	Cable Connected; Electricity
		Sale Conditions:	None	Attached:	Connected; Natural Gas Connected
		Sewer:	Public Sewer	Water:	Public Water
				Water Fea.	
				Amenities:	
				Water Type:	
				Laundry	In Unit
				Features:	

Public Remarks: Great duplex with garage. No seller financing. Unit 1 - Three bedrooms one bath rented for \$1985/month which includes \$260 for water, sewer, gas and electric, and pet fee. In unit washer and dryer, leased to 7/26/27. Unit 2 - two bedrooms one bath rented for \$1,130 which includes \$140 for water, sewer, gas and electric, and pet fee, leased to 8/1/27. There is an additional \$90/month rental income from the garage which is leased to 11/14/26. \$3,205/month. Gross rent is \$38,460for the 2026-27 school year. Some newer HVAC, new roof 2015