



**List Number:** 26042161

**Municipality:** Ypsilanti City

**Financial Comments:** No seller financing

**Year Built:** 1890

**Lot Dimensions:** 62x150

**Cross Streets:** Summit St and Grant St

**Waterfront:** No

**Directions:** N Summit St and Grant St

**Property Sub-Type:** 2 to 4 Units

**Total Approx. SqFt All Bldgs:** 2,460

**New Construction:** No

**County:** Washtenaw

**Tax ID #:** 11-11-40-164-015

**Status:** Active

**List Price/SqFt:** \$201.22

**Days on Market:** 8

**Lot Acres:** 0.211

**Lot Square Footage:** 9,191

**Road Frontage:** 62

**Ownership Type:** Private Owned

**Association:** No

**Unit 1:** Unit #: 1; Unit Description: 1 bdr 1 bath; Occupied: Yes; Monthly Rent: 800; Bedrooms: 1; Bathrooms: 1; Full Baths: 1; Half Baths: 0

**Unit 3:** Unit #: 3; Unit Description: 2 bdr 1 bath; Monthly Rent: 1,175; Bedrooms: 2; Bathrooms: 1; Full Baths: 1; Half Baths: 0

**Unit 2:** Unit #: 2; Unit Description: 3 bdr 1 bath; Occupied: Yes; Monthly Rent: 1,495; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0

**Unit 4:** Unit #: 4; Unit Description: 3 bdr 1 bath; Monthly Rent: 1,655; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0

**Legal:** \*OLD SID - 11 11-175-045-00 YP CITY 21W-60 LOT 45 CROSS & BAGLEY’S ADDITION.

**SEV:** 154,500

**For Tax Year:** 2026

**Taxable Value:** 104,869

**Tax Year:** 2026

**Homestead %:** 0

**Seller’s Annual Property Tax:** 8,821.29

**Zoning:**

**Special Assmt/Type:** none

**School District:** Ypsilanti

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

**Public Remarks:** Fantastic 4 unit property close to campus with garage and coin operated laundry. No seller financing. Unit 1 - one bedroom one bath \$800/month includes \$70 for water and gas. Leased to 8/1/27 Unit 2 - three bedrooms one bath \$1,495/month includes \$50 for water and gas. Leased to 8/10/27. Unit 3 - two bedrooms one bath \$1,175 includes \$50 for water and gas. Leased to 7/31/27. Unit 4 - three bedrooms 1 bath \$1,655/month includes \$50 for water and gas, and \$60 pet fee. Leased to 8/13/27. Additional income \$100/month for garage rent, leased to 10/31/26. Coin laundry. Total \$5,225/month. Gross rent is \$62,700for the 2026-27 school year. Roof replaced in 2016. C of O expires 11/01/2026.