

Duplex (2 Units, Any Combination) **RESIDENTIAL**

OK



6

BEDS

3

BATHS

2,400 ft²

LIVING AREA

1985

YEAR BUILT

1

STORIES

12

ROOMS

VALUATION

Last Sale

\$600,000 · Feb 28, 2025

TAX & ASSESSMENT

Property Tax	\$1,152 (2025)
Assessed Value	\$11,837
Previous Assessed	\$11,272
Assessor Market Value	\$154,891

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Sequoyah
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Patio · 18 ft²

CLIMATE RISK

1 FLOOD	82 WILDFIRE	85 HEAT	67 STORM	3 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vian Elementary School	Elementary	PK–5	0.5 mi
Vian High School	High	9–12	0.5 mi
Vian Middle School	Middle	6–8	0.5 mi

District: Vian Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

OWNERSHIP

Occupancy

Absentee owner