

INVOICE

FROM:

Advanced Appraisal TN
 PO Box 11373
 Knoxville, TN 37939-1373

Telephone Number: (865) 588-4008 Fax Number:

TO:

Ashley Wade

E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

INVOICE NUMBER

K0060871

DATES

Invoice Date: 08/08/2024
 Due Date:

REFERENCE

Internal Order #: K0060871
 Lender Case #:
 Client File #:
 FHA/VA Case #:
 Main File # on form: K0060871
 Other File # on form:
 Federal Tax ID: 30-0830665
 Employer ID:

DESCRIPTION

Lender: N/A Client: Ashley Wade
 Purchaser/Borrower: N/A
 Property Address: 1101 Venice Rd
 City: Knoxville
 County: Knox State: TN Zip: 37923
 Legal Description: Gulf Park U 4 Lot 11

FEES

AMOUNT

| | |
|-----------------|--------|
| Measurement | 100.00 |
| Interior | 25.00 |
| SUBTOTAL | 125.00 |

PAYMENTS

AMOUNT

| | | | |
|------------------|-------|--------------|------------------|
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| SUBTOTAL | | | |
| TOTAL DUE | | | \$ 125.00 |

Supplemental Addendum

File No. K0060871

| | | | | | |
|------------------|----------------|--------|------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 1101 Venice Rd | | | | |
| City | Knoxville | County | Knox | State | TN Zip Code 37923 |
| Lender/Client | Ashley Wade | | | | |

Measurements for 1101 Venice Rd

1st Floor **1826 square feet**

2nd Floor **1163 square feet**

Total GLA **2989 square feet**

Finished Basement **613 square feet**

Total Finished **3602 square feet**

Unfinished Basement **1078 square feet**

The Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for calculating gross living area (GLA), and non-GLA areas of the subject property, was utilized in creating the sketch for this appraisal report.

Interior Room Measurements

1st Floor

Dining **18 x 12**
Office **11.5 x 10.5**
Kitchen **11.5 x 9**
Breakfast **11.5 x 9**
Living **23.5 x 13.5**
Family **24.5 x 20 x irr**
Wet bar **11.5 x 4**
Half bath **8.5 x 4.5**

2nd Floor

Bedroom 1 **18.5 x 13 x irr**
Bathroom 1 **8 x 5**
Bathroom 2 **8 x 7.5 x irr**
Bedroom 2 **14 x 11.5**
Bedroom 3 **12.5 x 11.5**
Bedroom 4 **13 x 9**

Basement

Office **16.5 x 12.5**
Half bath **3.5 x 5**
Shower **3.5 x 3**

The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

Signature _____
Name Charles Skalet
Date Signed _____
State Certification # CR-2399 State TN
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Subject Photo Page

| | | | | | | | |
|------------------|----------------|--------|------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
| Property Address | 1101 Venice Rd | | | | | | |
| City | Knoxville | County | Knox | State | TN | Zip Code | 37923 |
| Lender/Client | Ashley Wade | | | | | | |



Subject Front

1101 Venice Rd



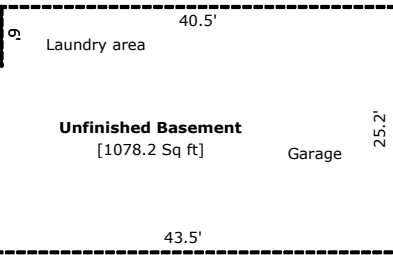
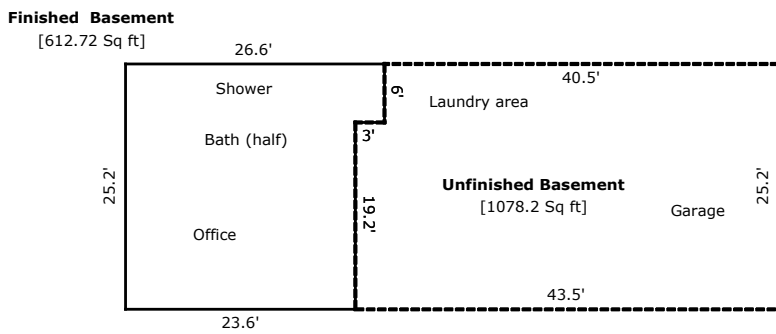
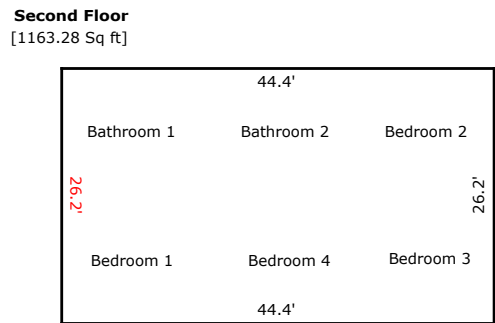
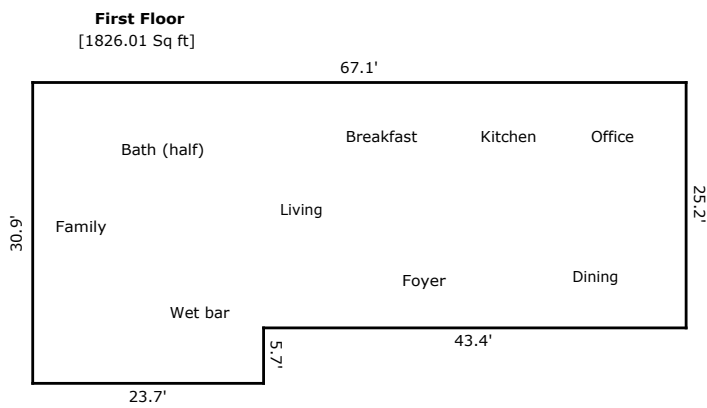
Subject Rear



Subject Street

Building Sketch

| | | | |
|------------------|----------------|-------------|------------------------------|
| Borrower | N/A | | |
| Property Address | 1101 Venice Rd | | |
| City | Knoxville | County Knox | State TN Zip Code 37923 |
| Lender/Client | Ashley Wade | | |



TOTAL Sketch by a la mode

Area Calculations Summary

| Living Area | Calculation Details | |
|-------------------------------------|---------------------|---|
| First Floor | 1826.01 Sq ft | $30.9 \times 23.7 = 732.33$ $43.4 \times 25.2 = 1093.68$ |
| Second Floor | 1163.28 Sq ft | $44.4 \times 26.2 = 1163.28$ |
| Total Living Area (Rounded): | 2989 Sq ft | |
| Non-living Area | | |
| Unfinished Basement | 1078.2 Sq ft | $25.2 \times 40.5 = 1020.6$ $19.2 \times 3 = 57.6$ |
| Finished Basement | 612.72 Sq ft | $25.2 \times 23.6 = 594.72$ $3 \times 6 = 18$ |