

INVOICE

FROM:

Advanced Appraisal TN
 4607 Chambliss Ave
 Knoxville, TN 37919-1373

Telephone Number: (865) 588-4008

Fax Number:

TO:

Joe Hickman

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0062303

DATES

Invoice Date: 03/05/2025

Due Date:

REFERENCE

Internal Order #: K0062303

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0062303

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender:	N/A	Client:	Joe Hickman
Purchaser/Borrower:	N/A		
Property Address:	1236 Armstrong Ave		
City:	Knoxville		
County:	Knox	State:	TN
Legal Description:	N/A	Zip:	37917

FEES

AMOUNT

Measurement	75.00
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SUBTOTAL	75.00
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PAYMENTS

AMOUNT

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

TOTAL DUE	\$ 75.00
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Supplemental Addendum

File No. K0062303

Borrower	N/A						
Property Address	1236 Armstrong Ave						
City	Knoxville	County	Knox	State	TN	Zip Code	37917
Lender/Client	N/A						

Measurements for 1236 Armstrong Ave

1st Floor **1781 square feet**

Total GLA **1781 square feet**

2nd Floor Apartment **584 square feet**

Total Finished **2365 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

Living 19 x 12.5
Dining 13.5 x 12.5
Kitchen 13 x 11.5
Bedroom 1 13 x 12.5
Bedroom 2 13 x 12.5
Bathroom 1 9 x 7.5 x irr
Bedroom 3 13 x 9.5
Bathroom 2 7.5 x 4.5
Sunroom 13 x 15
Laundry 8 x 5.5

2nd Floor

Living 18.5 x 16.5 x irr
Kitchenette 12.5 x 9
Bathroom 3 5.5 x 6.5
Bedroom 4 18.5 x 11.5 x irr

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	1236 Armstrong Ave						
City	Knoxville	County	Knox	State	TN	Zip Code	37917
Lender/Client	N/A						



Subject Front

1236 Armstrong Ave



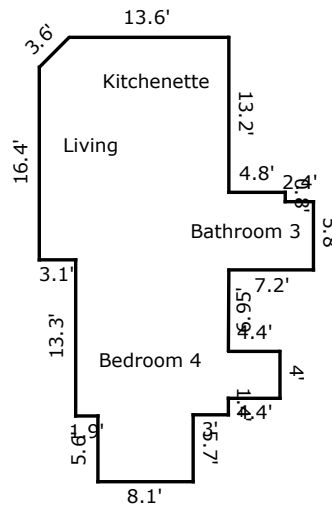
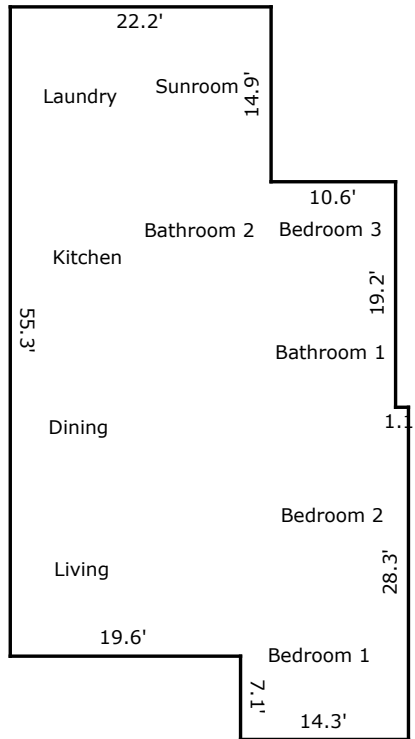
Subject Rear



Subject Street

Building Sketch

Borrower	N/A			
Property Address	1236 Armstrong Ave			
City	Knoxville	County Knox	State TN	Zip Code 37917
Lender/Client	N/A			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1780.75 Sq ft	$22.2 \times 14.9 = 330.78$ $32.8 \times 19.2 = 629.76$ $21.2 \times 19.6 = 415.52$ $28.3 \times 14.3 = 404.69$
Total Living Area (Rounded): 1781 Sq ft		
Non-living Area		
Second Floor Apartment	584 Sq ft	$4 \times 4.4 = 17.6$ $5.8 \times 2.4 = 13.92$ $6.6 \times 4.8 = 31.68$ $0.5 \times 0.05 \times 6.95 = 0.16$ $19.8 \times 0.05 = 0.9$ $32.15 \times 3 = 96.44$ $37.85 \times 8.1 = 306.55$ $32.25 \times 1.9 = 61.27$ $18.95 \times 0.55 = 10.5$ $0.5 \times 2.55 \times 2.55 = 3.24$ $16.4 \times 2.55 = 41.75$