

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Igor Cheban

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0062896

DATES

Invoice Date: 05/15/2025

Due Date:

REFERENCE

Internal Order #: K0062896

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0062896

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender:	N/A	Client:	Igor Cheban
Purchaser/Borrower:	N/A		
Property Address:	6306 Mountain Rise Dr		
City:	Knoxville		
County:	Knox	State:	TN
Legal Description:	Lot 18 Mountain Lake S/D	Zip:	37938

FEES

AMOUNT

Measurement	100.00
SUBTOTAL	100.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 100.00

Supplemental Addendum

File No. K0062896

Borrower	N/A		
Property Address	6306 Mountain Rise Dr		
City	Knoxville	County	Knox
		State	TN
		Zip Code	37938
Lender/Client	Igor Cheban		

Measurements for 6306 Mountain Rise Dr

1st Floor **1524 square feet**

2nd Floor **1101 square feet**

Total GLA **2625 square feet**

Garage **631 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.

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	6306 Mountain Rise Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37938
Lender/Client	Igor Cheban						



Subject Front

6306 Mountain Rise Dr



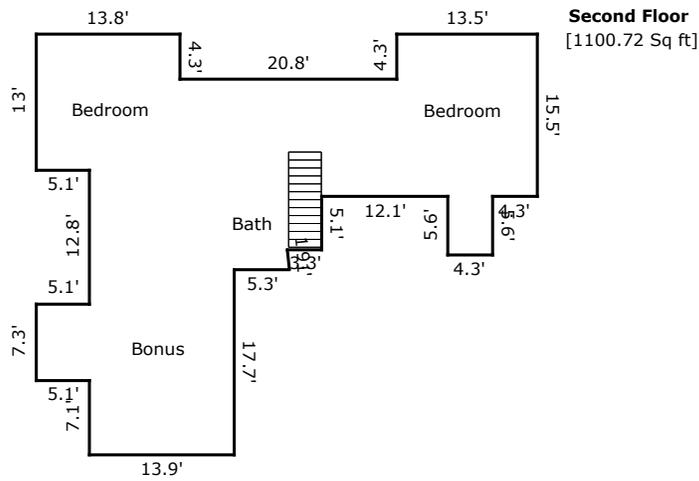
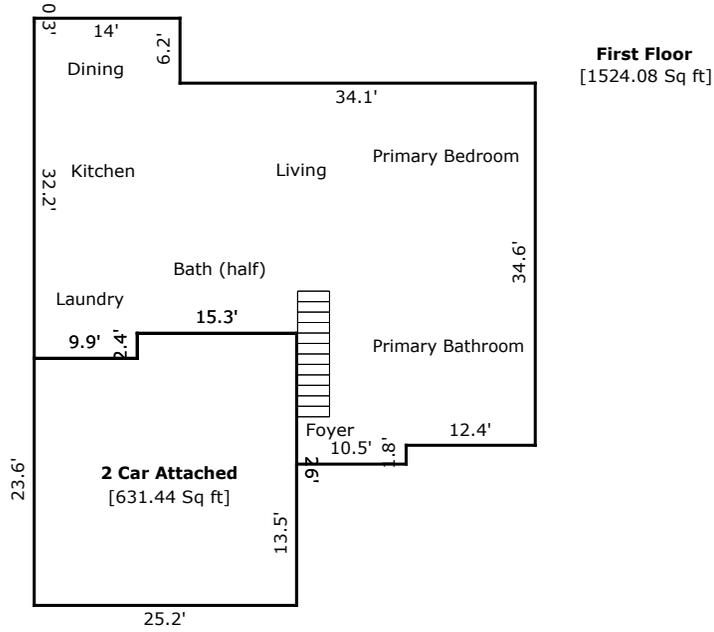
Subject Rear



Subject Street

Building Sketch

Borrower	N/A				
Property Address	6306 Mountain Rise Dr				
City	Knoxville	County	Knox	State	TN
Lender/Client	Igor Cheban			Zip Code	37938



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1524.08 Sq ft	$14 \times 6.2 = 86.8$ $48.1 \times 23.9 = 1149.59$ $10.7 \times 12.4 = 132.68$ $12.5 \times 10.5 = 131.25$ $2.4 \times 9.9 = 23.76$
Second Floor	1100.72 Sq ft	$7.3 \times 5.1 = 37.23$ $4.3 \times 5.6 = 24.08$ $15.5 \times 13.5 = 209.25$ $13.9 \times 17.7 = 246.03$ $11.2 \times 7.2 = 80.64$ $13 \times 5.1 = 66.3$ $8.7 \times 4.3 = 37.41$ $18.2 \times 19 = 345.8$ $0.5 \times 1.9 \times 0.2 = 0.19$ $3.3 \times 16.3 = 53.79$
Total Living Area (Rounded):	2625 Sq ft	
Non-living Area		
2 Car Attached	631.44 Sq ft	$25.2 \times 23.6 = 594.72$ $2.4 \times 15.3 = 36.72$