

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Allison Walker

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0063228

DATES

Invoice Date: 06/19/2025

Due Date:

REFERENCE

Internal Order #: K0063228

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0063228

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender:	N/A	Client:	Allison Walker
Purchaser/Borrower:	N/A		
Property Address:	2025 Duck Cove Dr		
City:	Knoxville		
County:	Knox	State:	TN
Legal Description:	Lot 55 Bluff Point Unit 1	Zip:	37922

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. K0063228

Borrower	N/A		
Property Address	2025 Duck Cove Dr		
City	Knoxville	County	Knox
Lender/Client	Allison Walker	State	TN
		Zip Code	37922

Measurements for 2025 Duck Cove Dr

1st Floor	1889 square feet
2nd Floor	546 square feet
Total GLA	2435 square feet
Finished Basement	1148 square feet
Total Finished	3583 square feet
Unfinished Basement/ Garage	610 square feet
Unfinished Basement/ Storage	110 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	2025 Duck Cove Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	Allison Walker						



Subject Front

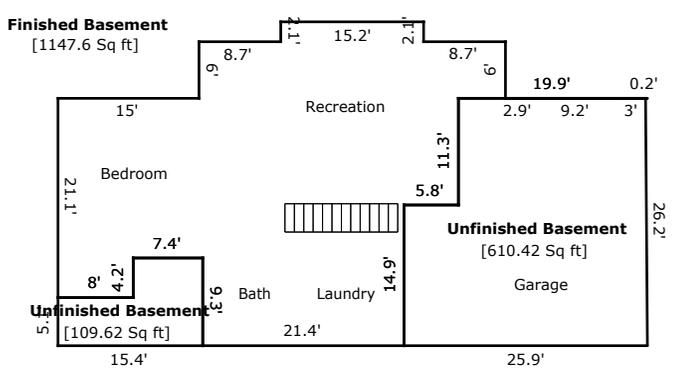
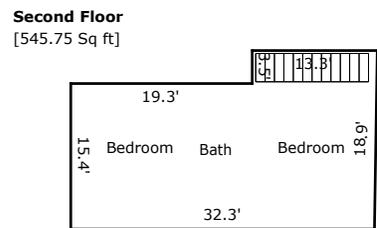
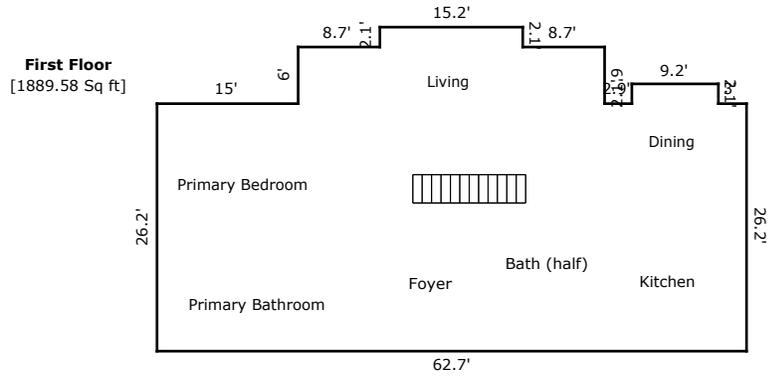
2025 Duck Cove Dr



Subject Rear

Building Sketch

Borrower	N/A			
Property Address	2025 Duck Cove Dr			
City	Knoxville	County Knox	State TN	Zip Code 37922
Lender/Client	Allison Walker			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1889.58 Sq ft	$15.2 \times 2.1 =$	31.92
		$9.2 \times 2.1 =$	19.32
		$62.7 \times 26.2 =$	1642.74
		$6 \times 32.6 =$	195.6
Second Floor	545.75 Sq ft	$15.4 \times 19.3 =$	297.22
		$18.9 \times 13 =$	245.7
		$0.5 \times 18.9 \times 0.3 =$	2.84
Total Living Area (Rounded):		2435 Sq ft	
Non-living Area			
Unfinished Basement	610.42 Sq ft	$14.9 \times 5.8 =$	86.42
		$26.2 \times 19.9 =$	521.38
		$0.5 \times 26.2 \times 0.2 =$	2.62
Unfinished Basement	109.62 Sq ft	$9.3 \times 7.4 =$	68.82
		$5.1 \times 8 =$	40.8
Finished Basement	1147.6 Sq ft	$15.2 \times 2.1 =$	31.92
		$32.6 \times 6 =$	195.6
		$11.3 \times 5.8 =$	65.54
		$26.2 \times 21.4 =$	560.68
		$15.4 \times 16.9 =$	260.26
		$4.2 \times 8 =$	33.6