

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Nadany Neuhaus

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0063214

DATES

Invoice Date: 06/19/2025

Due Date:

REFERENCE

Internal Order #: K0063214

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0063214

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

| | | | | | |
|---------------------|-------------------------|---------|----------------|------|-------|
| Lender: | N/A | Client: | Nadany Neuhaus | | |
| Purchaser/Borrower: | N/A | | | | |
| Property Address: | 4225 Valencia Rd | | | | |
| City: | Knoxville | | | | |
| County: | Knox | State: | TN | Zip: | 37919 |
| Legal Description: | Lot 112 Alta Vista Addn | | | | |

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. K0063214

| | | | | | |
|------------------|------------------|--------|------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 4225 Valencia Rd | | | | |
| City | Knoxville | County | Knox | State | TN Zip Code 37919 |
| Lender/Client | N/A | | | | |

Measurements for 4225 Valencia Rd

1st Floor **1800 square feet**

2nd Floor **1028 square feet**

Total GLA **2828 square feet**

Unfinished Basement **1589 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

| | | | | | | | |
|------------------|------------------|--------|------|-------|----|----------|-------|
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| City | Knoxville | County | Knox | State | TN | Zip Code | 37919 |
| Lender/Client | N/A | | | | | | |

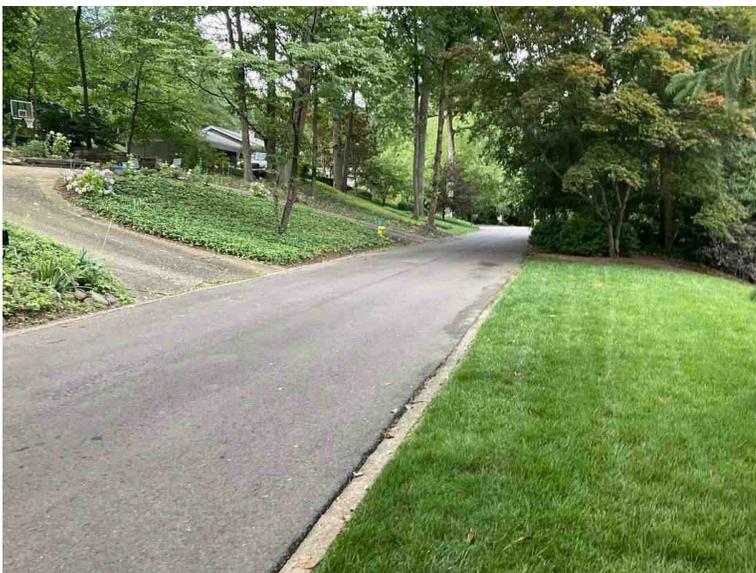


Subject Front

4225 Valencia Rd



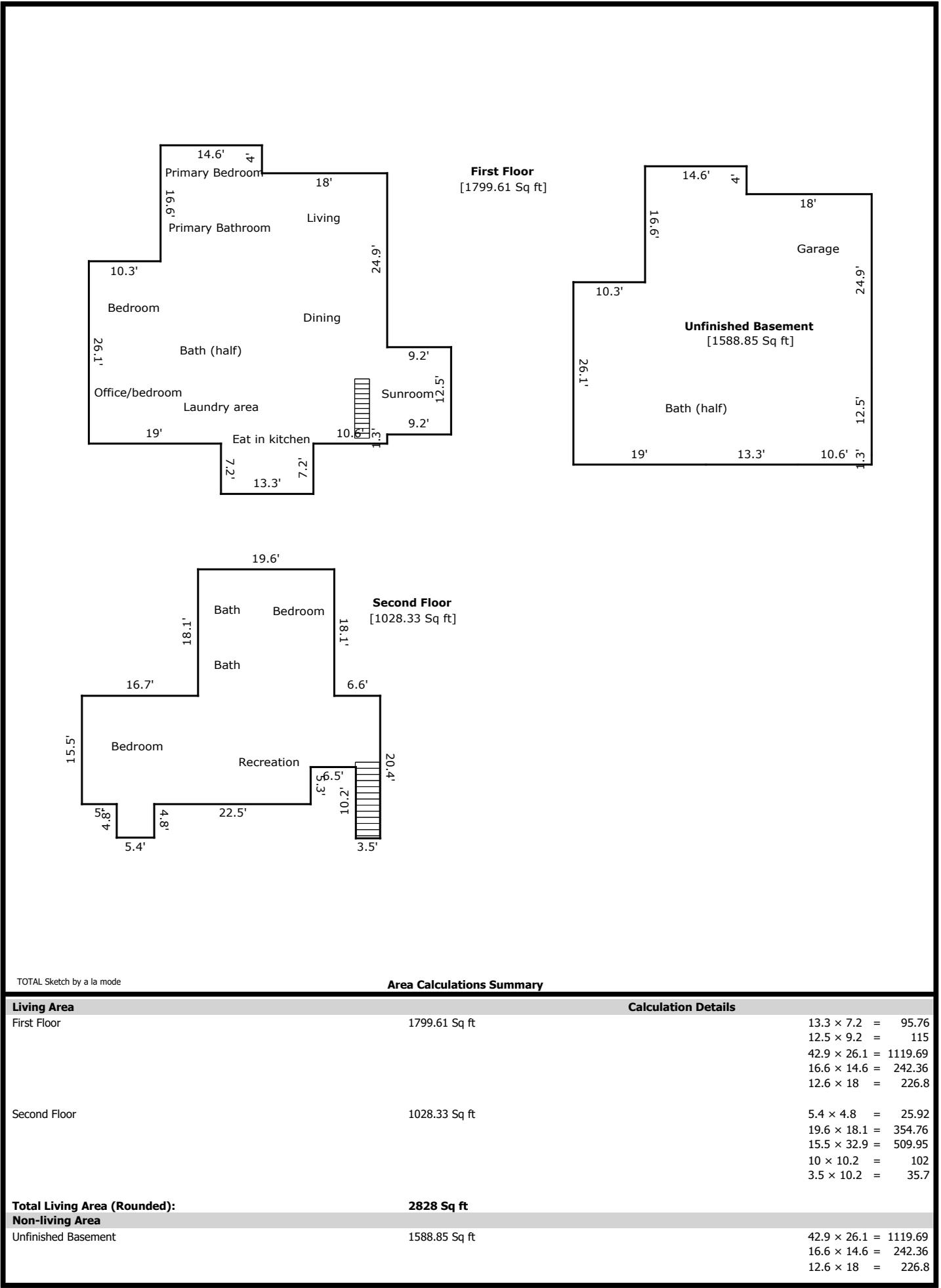
Subject Rear



Subject Street

Building Sketch

| | | | | | |
|------------------|------------------|--------|------|-------|----|
| Borrower | N/A | | | | |
| Property Address | 4225 Valencia Rd | | | | |
| City | Knoxville | County | Knox | State | TN |
| Zip Code | 37919 | | | | |
| Lender/Client | N/A | | | | |



Area Calculations Summary

| Living Area | Calculation Details | |
|-------------------------------------|---------------------|---|
| First Floor | 1799.61 Sq ft | $13.3 \times 7.2 = 95.76$ $12.5 \times 9.2 = 115$ $42.9 \times 26.1 = 1119.69$ $16.6 \times 14.6 = 242.36$ $12.6 \times 18 = 226.8$ |
| Second Floor | 1028.33 Sq ft | $5.4 \times 4.8 = 25.92$ $19.6 \times 18.1 = 354.76$ $15.5 \times 32.9 = 509.95$ $10 \times 10.2 = 102$ $3.5 \times 10.2 = 35.7$ |
| Total Living Area (Rounded): | 2828 Sq ft | |
| Non-living Area | | |
| Unfinished Basement | 1588.85 Sq ft | $42.9 \times 26.1 = 1119.69$ $16.6 \times 14.6 = 242.36$ $12.6 \times 18 = 226.8$ |