

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Ashley Wade

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0063904

DATES

Invoice Date: 09/03/2025

Due Date:

REFERENCE

Internal Order #: K0063904

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0063904

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

| | |
|---|------------------------------------|
| Lender: Ashley Wade | Client: Ashley Wade |
| Purchaser/Borrower: N/A | |
| Property Address: 1604 Duncan Rd | |
| City: Knoxville | |
| County: Knox | State: TN Zip: 37919 |
| Legal Description: Lot 3 Richland Add Pt 2 | |

FEES

AMOUNT

| | |
|-----------------|-------|
| Measurement | 75.00 |
| | |
| SUBTOTAL | 75.00 |

PAYMENTS

AMOUNT

| | | | |
|------------------|--------------|---------------------|-----------------|
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| SUBTOTAL | | | |
| TOTAL DUE | | | \$ 75.00 |

Supplemental Addendum

File No. K0063904

| | | | | | | | |
|------------------|----------------|--------|------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
| Property Address | 1604 Duncan Rd | | | | | | |
| City | Knoxville | County | Knox | State | TN | Zip Code | 37919 |
| Lender/Client | Ashley Wade | | | | | | |

Measurements for 1604 Duncan Rd

1st Floor **1291 square feet**

Total GLA **1291 square feet**

Finished Basement **546 square feet**

Total Finished **1837 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 | Ashley Wade | | | | | | |



Subject Front

1604 Duncan Rd



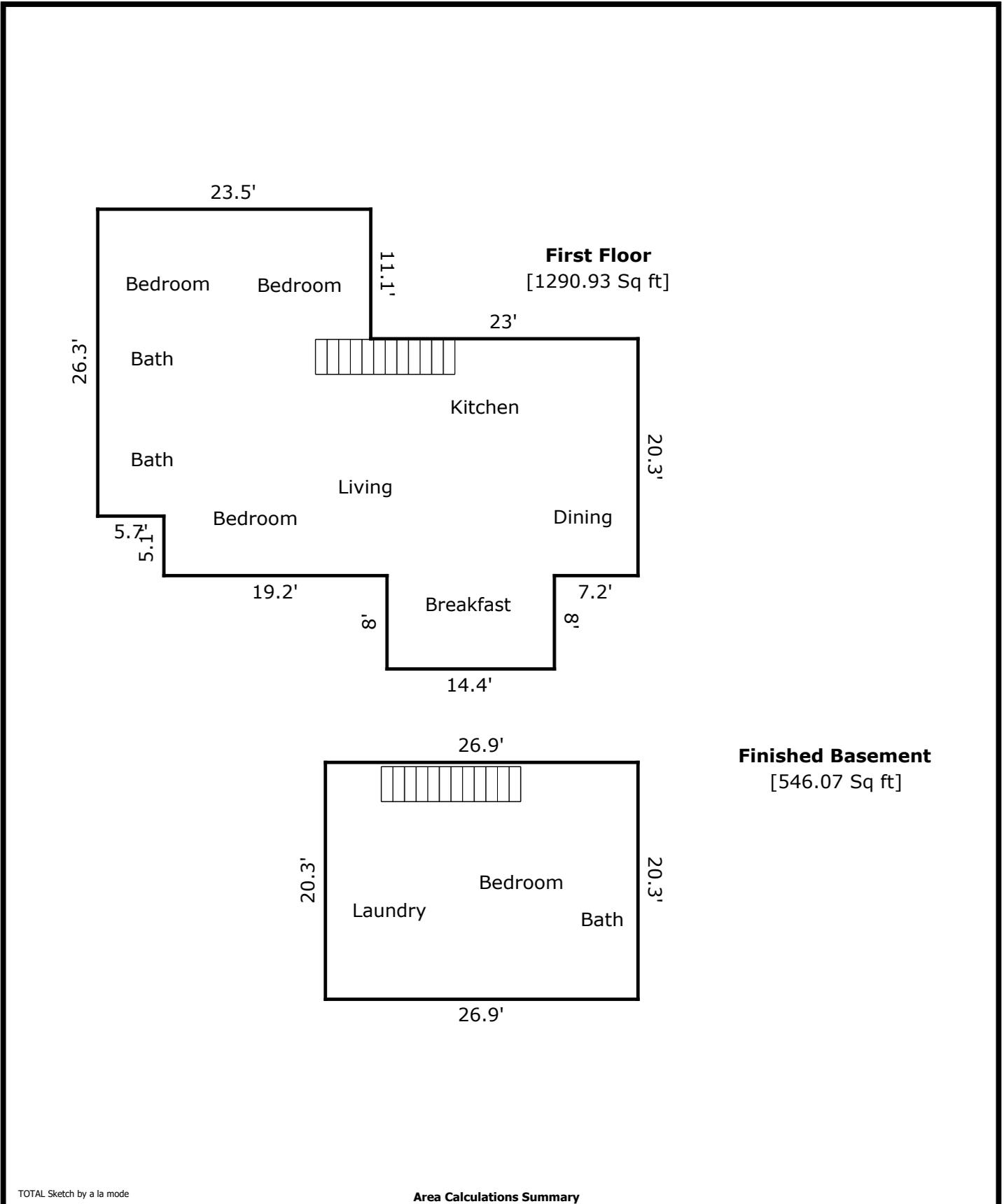
Subject Rear



Subject Street

Building Sketch

| | | | | | |
|------------------|----------------|--------|------|----------|-------|
| Borrower | N/A | | | | |
| Property Address | 1604 Duncan Rd | | | | |
| City | Knoxville | County | Knox | State | TN |
| Lender/Client | Ashley Wade | | | | |
| | | | | Zip Code | 37919 |



TOTAL Sketch by a la mode

Area Calculations Summary

| Living Area | Calculation Details | |
|-------------------------------------|---------------------|---|
| First Floor | 1290.93 Sq ft | 14.4 × 8 = 115.2 20.3 × 23 = 466.9 23.5 × 26.3 = 618.05 5.1 × 17.8 = 90.78 |
| Total Living Area (Rounded): | 1291 Sq ft | |
| Non-living Area | | |
| Finished Basement | 546.07 Sq ft | 20.3 × 26.9 = 546.07 |