

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

K0063716

DATES

Invoice Date: 08/12/2025

Due Date:

REFERENCE

Internal Order #: K0063716

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0063716

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender:	N/A	Client:	Igor Cheban
Purchaser/Borrower:	N/A		
Property Address:	3301 Greenway Dr		
City:	Knoxville		
County:	Knox	State:	TN
Legal Description:	Lot 1 Chekhovskyy Property	Zip:	37918

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. K0063716

Borrower	N/A						
Property Address	3301 Greenway Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Igor Cheban						

Measurements for 3301 Greenway Dr

1st Floor **2188 square feet**

2nd Floor **439 square feet**

Total GLA **2627 square feet**

Garage **554 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	3301 Greenway Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Igor Cheban						



Subject Front

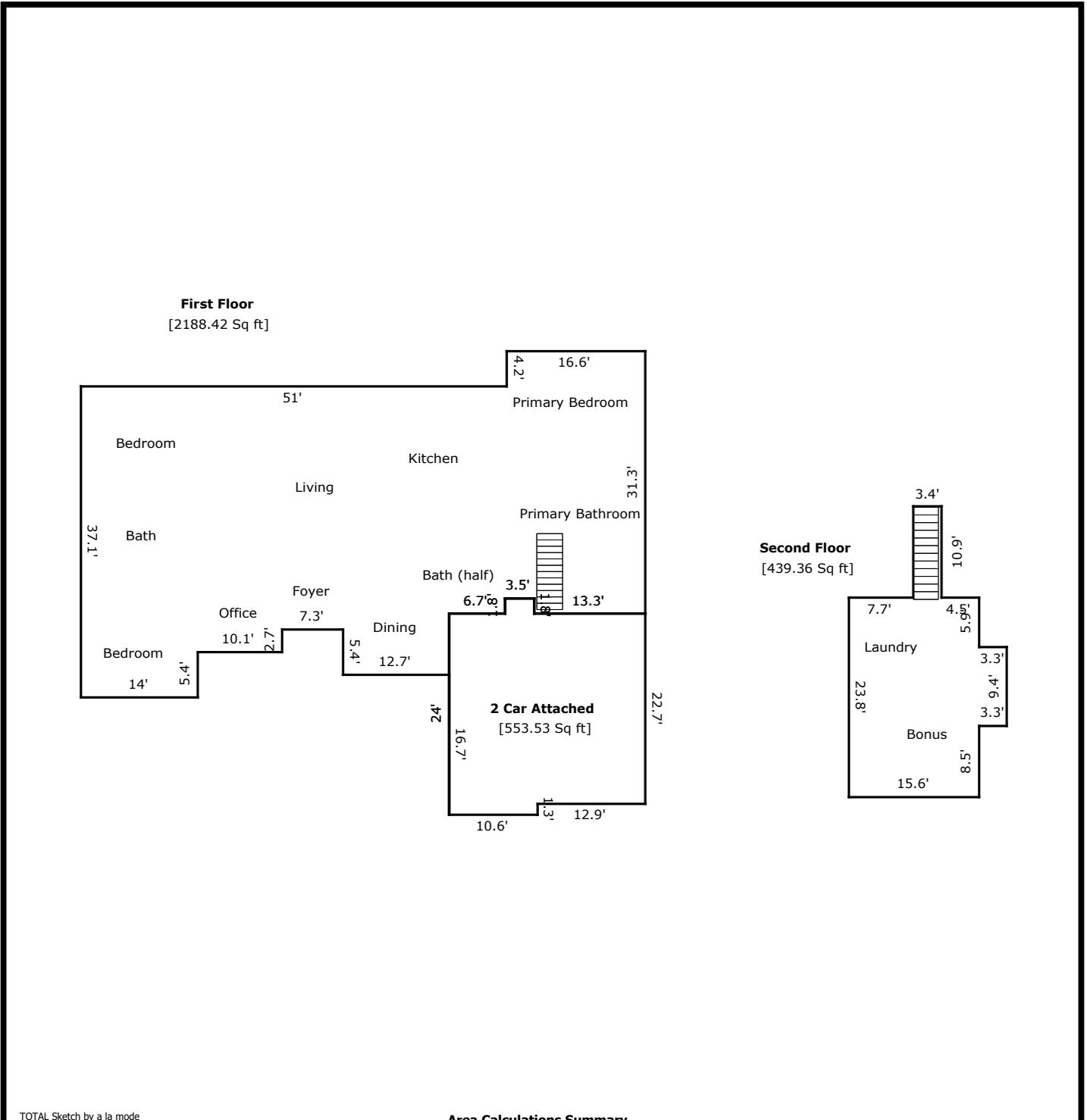
3301 Greenway Dr



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	3301 Greenway Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Igor Cheban						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	2188.42 Sq ft	$31.3 \times 13.3 = 416.29$ $3.3 \times 4.2 = 13.86$ $54.3 \times 25.3 = 1373.79$ $11.8 \times 14 = 165.2$ $6.4 \times 10.1 = 64.64$ $3.7 \times 7.3 = 27.01$ $9.1 \times 12.7 = 115.57$ $6.7 \times 1.8 = 12.06$
Second Floor	439.36 Sq ft	$9.4 \times 3.3 = 31.02$ $3.4 \times 10.9 = 37.06$ $23.8 \times 15.6 = 371.28$
Total Living Area (Rounded):	2628 Sq ft	
Non-living Area		
2 Car Attached	553.53 Sq ft	$3.5 \times 1.8 = 6.3$ $23.5 \times 22.7 = 533.45$ $10.6 \times 1.3 = 13.78$