INVOICE

FROM:

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

Telephone Number: (865) 588-4008 **Fax Number:**

TO:

Valarie Thompson

E-Mail:
Telephone Number: **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0063691	
DATES	
Invoice Date:	08/11/2025
Due Date:	
REFERENCE	
Internal Order #:	K0063691
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0063691
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Valarie Thompson
Purchaser/Borrower: N/A
Property Address: 713 Brixworth Blvd
City: Farragut
County: Knox **State:** TN **Zip:** 37934
Legal Description: Block C Lot 68R1 Brixworth Unit 1

FEES	AMOUNT
Measurement	150.00
Interior Measurement	25.00
SUBTOTAL	175.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$ 175.00

Supplemental Addendum

File No. K0063691

Borrower	N/A						
Property Address	713 Brixworth Blvd						
City	Farragut	County	Knox	State	TN	Zip Code	37934
Lender/Client	N/A						

Measurements for 713 Brixworth Blvd

1st Floor	**3184 square feet**
2nd Floor	**2050 square feet**
Total GLA	**5234 square feet**
Finished Basement	**1438 square feet**
Total Finished	**6672 square feet**
Garage	**869 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.

Interior Room Measurements

1st Floor

Office	**15 x 12**
Dining	**17.5 x 12**
Half Bath 1	**6 x 6**
Living	**20.5 x 20**
Eat in Kitchen	**24 x 17.5**
Laundry	**12.5 x 8**
Half Bath 2	**8.5 x 3**
Primary Bathroom	**14.5 x 11.5 x irr**
Primary Bedroom	**19 x 18.5**

2nd Floor

Bedroom 2	**15.5 x 12.5**
Bathroom 2	**10.5 x 8**
Bedroom 3	**13 x 12.5**
Bathroom 3	**10 x 8**
Bedroom 4	**14 x 14**
Bathroom 4	**10 x 5 x irr**
Bonus	**35.5 x 11.5 x irr**

Basement

Family	**20.5 x 13**
Recreation	**23.5 x 19.5**
Workshop	**24.5 x 18**
Half Bath 3	**11 x 4.5**

The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

Signature		Signature	
Name	Charles Skalet	Name	
Date Signed		Date Signed	
State Certification #	CR-2399 State TN	State Certification #	State
Or State License #	State	Or State License #	State

Subject Photo Page

Borrower	N/A						
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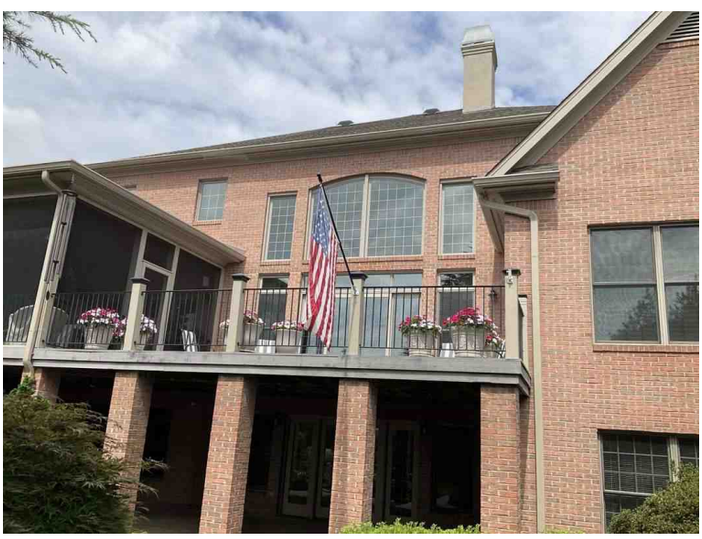
Lender/Client	N/A						

Subject Front

713 Brixworth Blvd



Subject Rear

Subject Street

Building Sketch (Page - 1)

Borrower	N/A						
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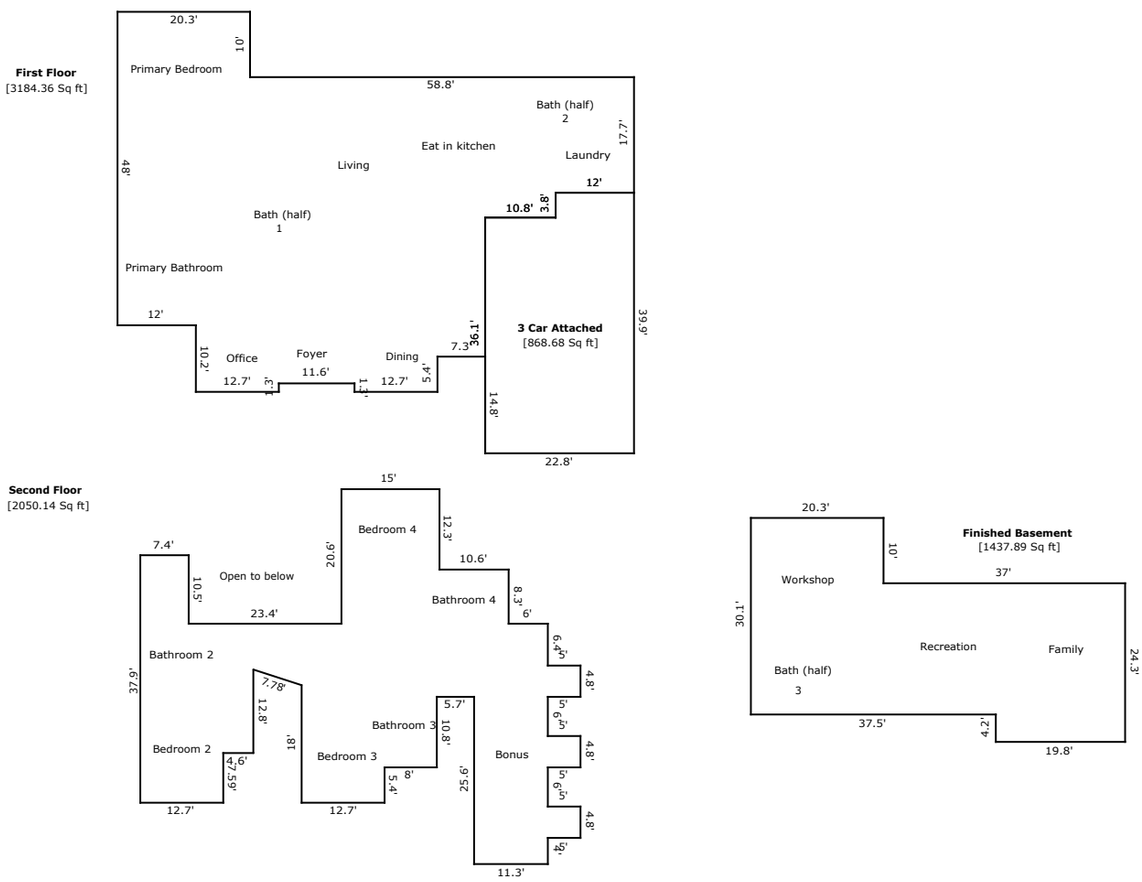

TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	N/A						
Property Address	713 Brixworth Blvd						
City	Farragut	County	Knox	State	TN	Zip Code	37934
Lender/Client	N/A						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	3184.36 Sq ft	17.7 × 12	=	212.4
		21.5 × 10.8	=	232.2
		20.3 × 10	=	203
		56.3 × 38	=	2139.4
		10.2 × 12.7	=	129.54
		8.9 × 11.6	=	103.24
		10.2 × 12.7	=	129.54
		4.8 × 7.3	=	35.04
Second Floor	2050.14 Sq ft	4.8 × 5	=	24
		4.8 × 5	=	24
		4.8 × 5	=	24
		15 × 12.3	=	184.5
		7.4 × 10.5	=	77.7
		27.4 × 12.7	=	347.98
		11.3 × 25.6	=	289.28
		11.2 × 6	=	67.2
		19.5 × 11	=	214.5
		14.6 × 8.3	=	121.18
		12.7 × 5.4	=	68.58
		22 × 20.7	=	455.4
		12 × 7.01	=	84.09
		4.6 × 12.8	=	58.88
		0.5 × 7.4 × 2.39	=	8.85
Total Living Area (Rounded):	**5235 Sq ft**			
Non-living Area				
3 Car Attached	868.68 Sq ft	22.8 × 36.1	=	823.08
		3.8 × 12	=	45.6
Finished Basement	1437.89 Sq ft	24.3 × 19.8	=	481.14
		20.1 × 17.2	=	345.72
		20.3 × 30.1	=	611.03