

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

K0063917

DATES

Invoice Date: 09/05/2025

Due Date:

REFERENCE

Internal Order #: K0063917

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0063917

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender: N/A Client: Igor Cheban
 Purchaser/Borrower: N/A
 Property Address: 5109 Yosemite Trl
 City: Knoxville
 County: Knox State: TN Zip: 37909
 Legal Description: Timbercrest Unit 4 S/D, Block M, Lot 1

FEES

AMOUNT

Measurement 100.00

SUBTOTAL 100.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL 0.00

TOTAL DUE \$ 100.00

Supplemental Addendum

File No. K0063917

Borrower	N/A		
Property Address	5109 Yosemite Trl		
City	Knoxville	County	Knox
Lender/Client	Igor Cheban	State	TN
		Zip Code	37909

Measurements for 5109 Yosemite Trails

1st Floor	1526 square feet
2nd Floor	1903 square feet
Total GLA	3429 square feet
Garage	513 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	5109 Yosemite Trl						
City	Knoxville	County	Knox	State	TN	Zip Code	37909
Lender/Client	Igor Cheban						



Subject Front

5109 Yosemite Trl



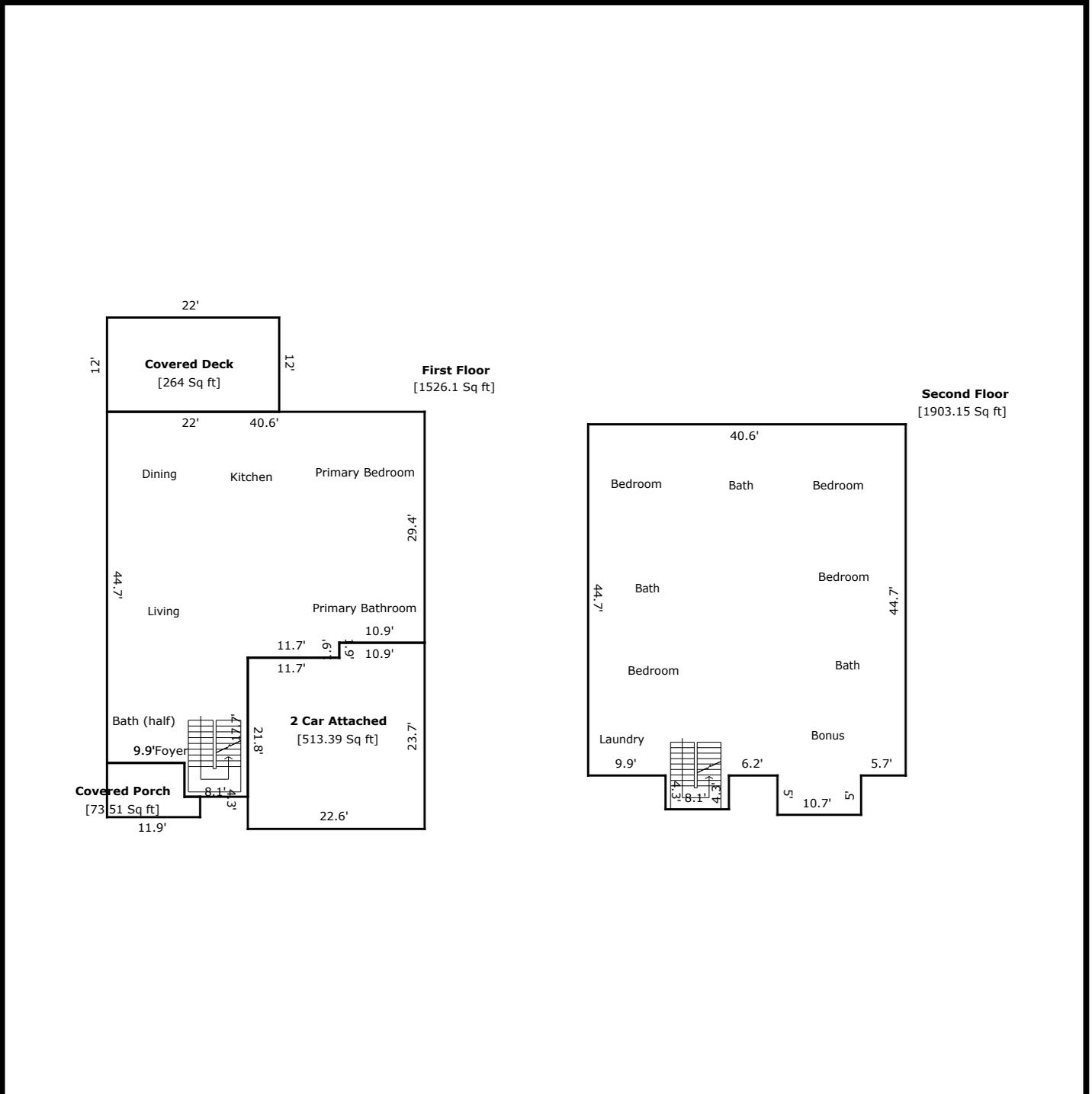
Subject Rear



Subject Street

Building Sketch

Borrower	N/A				
Property Address	5109 Yosemite Trl				
City	Knoxville	County	Knox	State	TN
Lender/Client	Igor Cheban				
				Zip Code	37909



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1526.1 Sq ft	$40.6 \times 29.4 = 1193.64$ $15.3 \times 9.9 = 151.47$ $8.1 \times 17.7 = 143.37$ $1.9 \times 19.8 = 37.62$
Second Floor	1903.15 Sq ft	$8.1 \times 4.3 = 34.83$ $10.7 \times 5 = 53.5$ $44.7 \times 40.6 = 1814.82$
Total Living Area (Rounded):	3429 Sq ft	
Non-living Area		
Covered Porch	73.51 Sq ft	$2.6 \times 2 = 5.2$ $9.9 \times 6.9 = 68.31$
Covered Deck	264 Sq ft	$22 \times 12 = 264$
2 Car Attached	513.39 Sq ft	$22.6 \times 21.8 = 492.68$ $1.9 \times 10.9 = 20.71$