

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Joe Hickman

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

K0065916

DATES

Invoice Date: 04/23/2026

Due Date:

REFERENCE

Internal Order #: K0065916

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0065916

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

DESCRIPTION

Lender:	N/A	Client:	Joe Hickman
Purchaser/Borrower:	N/A		
Property Address:	1317 Michaels Ln		
City:	Knoxville		
County:	Knox	State:	TN
Legal Description:	Gibbons Property S/D, Lot 1	Zip:	37912

FEES

AMOUNT

Measurement	75.00
Interior	25.00
SUBTOTAL	100.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 100.00

Supplemental Addendum

File No. K0065916

Borrower	N/A						
Property Address	1317 Michaels Ln						
City	Knoxville	County	Knox	State	TN	Zip Code	37912
Lender/Client	Joe Hickman						

Measurements for 1317 Michaels

1st Floor	1585 square feet
2nd Floor	435 square feet
Total GLA	2020 square feet
Unfinished Basement	1585 square feet
Garage	334 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

Kitchen	13.5 x 11
Bath 1/Laundry	14 x 8
Living	21 x 13.5
Bedroom 1	14.5 x 14.5
Bedroom 2	14.5 x 12.5
Bath 2	14 x 5.5
Office	13.5 x 10

2nd Floor

Bedroom 3	17.5 x 13.5 x irr
Bonus	13.5 x 11.5 x irr

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

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

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Subject Photo Page

Borrower	N/A						
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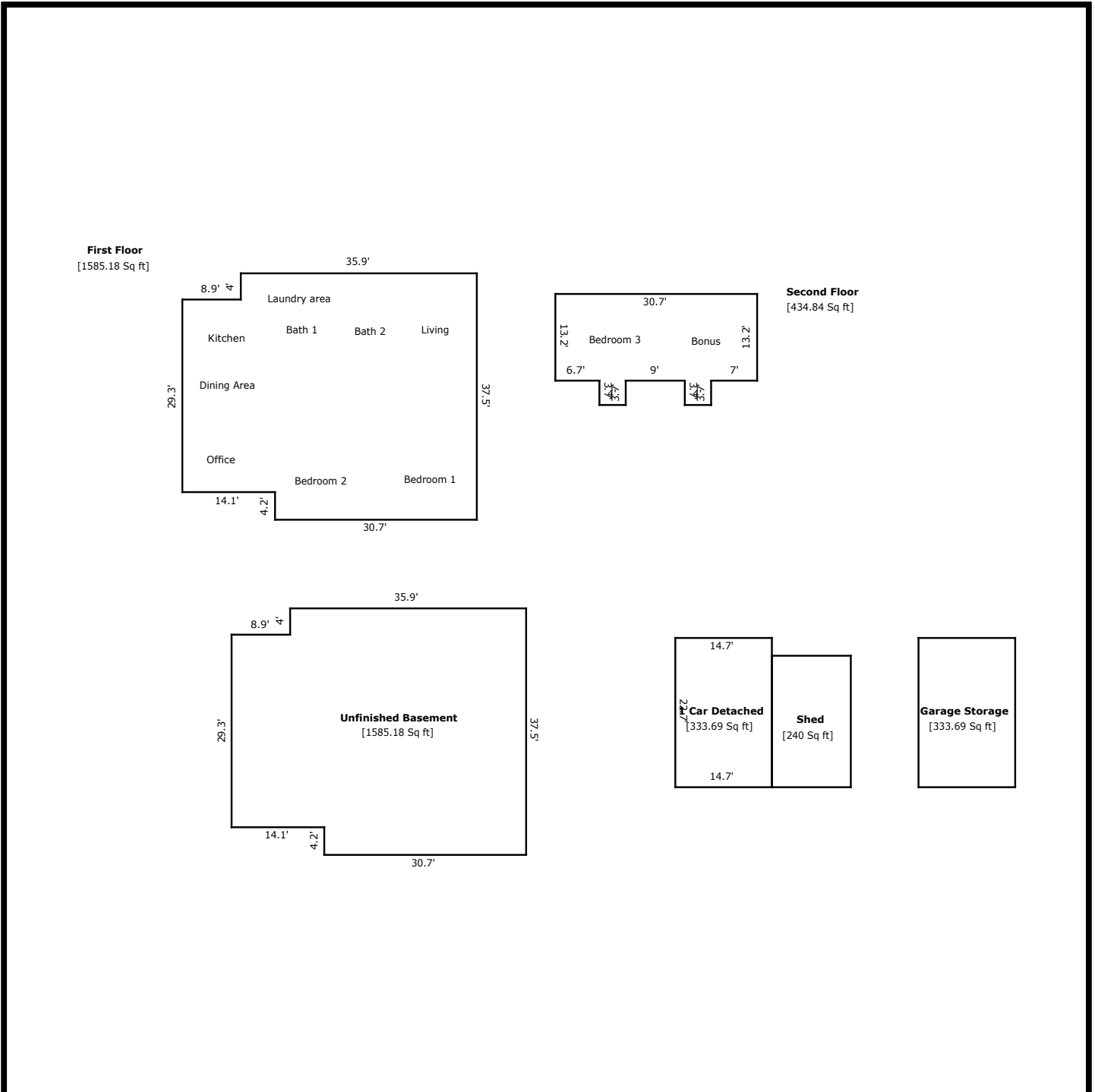
Subject Front



Subject Rear

Building Sketch

Borrower	N/A			
Property Address	1317 Michaels Ln			
City	Knoxville	County Knox	State TN	Zip Code 37912
Lender/Client	Joe Hickman			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1585.18 Sq ft	37.5 × 30.7 = 1151.25 5.2 × 4 = 20.8 29.3 × 14.1 = 413.13
Second Floor	434.84 Sq ft	4 × 3.7 = 14.8 4 × 3.7 = 14.8 30.7 × 13.2 = 405.24
Total Living Area (Rounded):	2020 Sq ft	
Non-living Area		
Unfinished Basement	1585.18 Sq ft	37.5 × 30.7 = 1151.25 5.2 × 4 = 20.8 29.3 × 14.1 = 413.13
1 Car Detached	333.69 Sq ft	14.7 × 22.7 = 333.69
Garage Storage	333.69 Sq ft	22.7 × 14.7 = 333.69
Shed	240 Sq ft	20 × 12 = 240