

# INVOICE

**FROM:**

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

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

**TO:**

The Holli McCray Group

Knoxville, TN

E-Mail: verdeaux@kw.com

Telephone Number: (865) 851-0181 Fax Number:

Alternate Number:

**INVOICE NUMBER**

K0065956

**DATES**

Invoice Date: 04/24/2026

Due Date:

**REFERENCE**

Internal Order #: K0065956

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: K0065956

Other File # on form:

Federal Tax ID: 30-0830665

Employer ID:

**DESCRIPTION**

<b>Lender:</b> The Holli McCray Group	<b>Client:</b> The Holli McCray Group
<b>Purchaser/Borrower:</b> The Holli McCray Group	
<b>Property Address:</b> 256 Ivy Gate Ln	
<b>City:</b> Farragut	
<b>County:</b> Knox	<b>State:</b> TN <b>Zip:</b> 37934
<b>Legal Description:</b>	

**FEES**

**AMOUNT**

Measurement	75.00
<b>SUBTOTAL</b>	75.00

**PAYMENTS**

**AMOUNT**

<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			
<b>TOTAL DUE</b>			<b>\$ 75.00</b>

### Subject Photo Page

Borrower	The Holli McCray Group						
Property Address	256 Ivy Gate Ln						
City	Farragut	County	Knox	State	TN	Zip Code	37934
Lender/Client	The Holli McCray Group						



### Subject Front

256 Ivy Gate Ln



### Subject Rear

**Supplemental Addendum**

File No. K0065956

Borrower	The Holli McCray Group		
Property Address	256 Ivy Gate Ln		
City	Farragut	County	Knox
		State	TN
		Zip Code	37934
Lender/Client	The Holli McCray Group		

**256 Ivy Gate Lane- 5879 sq ft**

**1st Level- 2100 sq ft**

<b>Study</b>	<b>12 x 10.5</b>
<b>Dining</b>	<b>13 x 12</b>
<b>Living</b>	<b>20 x 16.5</b>
<b>Eat in Kitchen</b>	<b>18 x 12.5</b>
<b>Half bath</b>	<b>5 x 4.5</b>
<b>Laundry</b>	<b>13.5 x 10</b>
<b>Bedroom 1</b>	<b>17 x 14.5</b>
<b>Bath 1</b>	<b>14 x 12.5</b>

**2nd Level- 1679 sq ft**

<b>Bedroom 2</b>	<b>18.5 x 13.5</b>
<b>Bath 2</b>	<b>11.5 x 10.5 x irr</b>
<b>Office</b>	<b>15 x 7.5</b>
<b>Bedroom 3</b>	<b>14.5 x 13</b>
<b>Bath 3</b>	<b>10 x 5</b>
<b>Bonus</b>	<b>21.5 x 21.5 x irr</b>
<b>Bath 4</b>	<b>10 x 5</b>

**Basement- 2100 sq ft**

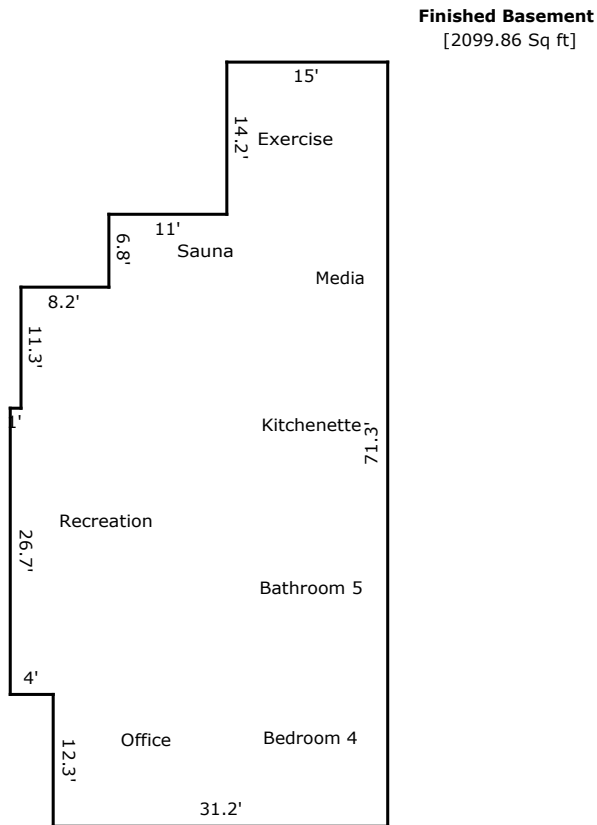
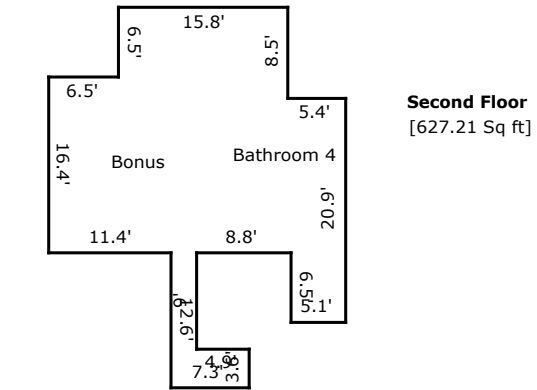
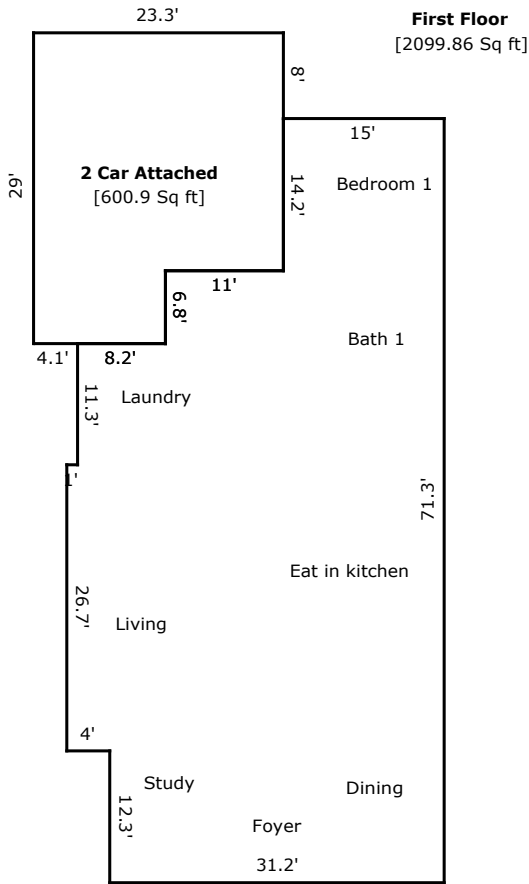
<b>Recreation</b>	<b>28.5 x 20</b>
<b>Kitchenette</b>	<b>20.5 x 11.5</b>
<b>Excercise</b>	<b>13.5 x 9.5</b>
<b>Sauna</b>	<b>15.5 x 6.5</b>
<b>Media</b>	<b>16.5 x 8.5</b>
<b>Office</b>	<b>15 x 11.5</b>
<b>Bedroom 4</b>	<b>11 x 11.5</b>
<b>Bath 5</b>	<b>9 x 7.5</b>

Signature \_\_\_\_\_  
 Name Jeremy Skalet  
 Date Signed \_\_\_\_\_  
 State Certification # 3215 State TN  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

### Building Sketch (Page - 1)

Borrower	The Holli McCray Group				
Property Address	256 Ivy Gate Ln				
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Zip Code	37934				
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TOTAL Sketch by a la mode

## Building Sketch (Page - 2)

Borrower	The Holli McCray Group		
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TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	2099.86 Sq ft	$15 \times 14.2 = 213$ $57.1 \times 26 = 1484.6$ $8.2 \times 11.3 = 92.66$ $5.2 \times 12.3 = 63.96$ $26.7 \times 9.2 = 245.64$
Second Floor	627.21 Sq ft	$7.3 \times 3.6 = 26.28$ $2.4 \times 9 = 21.6$ $5.1 \times 6.5 = 33.15$ $27.7 \times 14.4 = 398.88$ $22.3 \times 2 = 44.6$ $15.8 \times 6.5 = 102.7$
Second Floor	1052 Sq ft	$8.7 \times 5.6 = 48.72$ $29.9 \times 31.2 = 932.88$ $17.6 \times 4 = 70.4$
<b>Total Living Area (Rounded):</b>	<b>3779 Sq ft</b>	
Non-living Area		
2 Car Attached	600.9 Sq ft	$23.3 \times 22.2 = 517.26$ $6.8 \times 12.3 = 83.64$
Finished Basement	2099.86 Sq ft	$15 \times 14.2 = 213$ $57.1 \times 26 = 1484.6$ $8.2 \times 11.3 = 92.66$ $5.2 \times 12.3 = 63.96$ $9.2 \times 26.7 = 245.64$

### Photograph Addendum

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