INVOICE

FROM:

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

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

TO:

Kevin Keck

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

INVOICE NUMBER	
K0066053	
DATES	
Invoice Date:	05/11/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066053
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066053
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Kevin Keck
Purchaser/Borrower: N/A
Property Address: 12304 Amberset Dr
City: Knoxville
County: Knox **State:** TN **Zip:** 37922
Legal Description: Montgomery Cove Unit 3 S/D, Lot 84

FEES	AMOUNT
Measurement	100.00
Interior	25.00
SUBTOTAL	125.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0
		TOTAL DUE	$ 125.00

Supplemental Addendum

File No. K0066053

Borrower	N/A						
Property Address	12304 Amberset Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	Kevin Keck						

Measurements for 12304 Amberset Dr

1st Floor	**2051 square feet**
2nd Floor	**1642 square feet**
Total GLA	**3693 square feet**
Garage	**775 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

Dining	**13 x 12**
Living	**17.5 x 17**
Eat in Kitchen	**22 x 13.5**
Sitting	**13.5 x 12**
Laundry	**7.5 x 6.5**
Half Bath	**5.5 x 5**
Primary Bedroom	**18.5 x 14**
Primary Bath	**13 x 12**

2nd Floor

Bedroom 2	**13 x 11.5**
Bath 2	**9 x 5**
Bedroom 3	**13 x 12**
Bath 3	**19.5 x 6 x irr**
Bedroom 4	**13.5 x 11.5**
Recreation	**17 x 16**
Bonus	**19 x 14 x irr**

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 #	2399 State TN	State Certification #	State
Or State License #	State	Or State License #	State

Subject Photo Page

Borrower	N/A						
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Subject Front



Subject Rear

Building Sketch (Page - 1)

Borrower	N/A						
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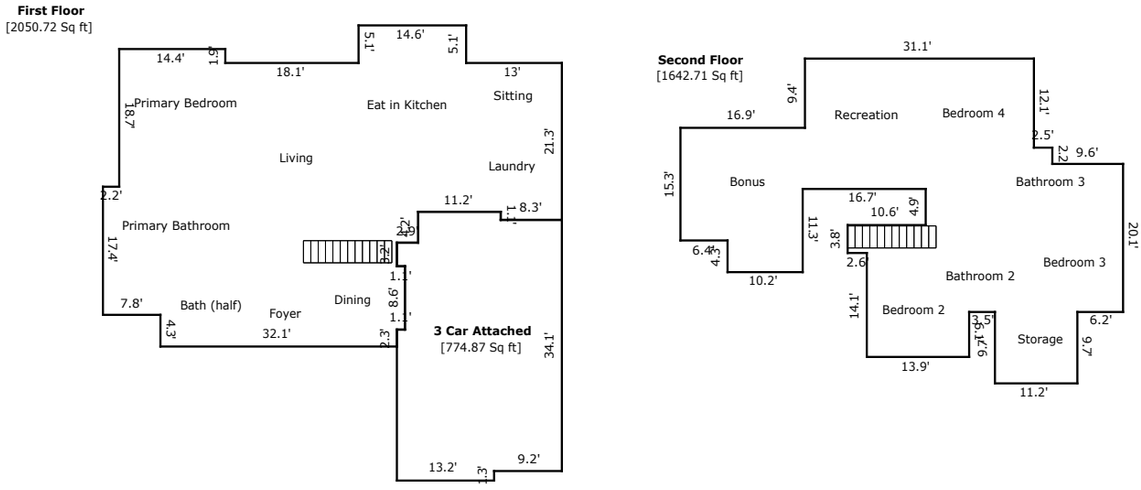

TOTAL Sketch by a la mode

Building Sketch (Page - 2)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2050.72 Sq ft	8.6 × 1.1	= 9.46
		14.6 × 5.1	= 74.46
		21.3 × 8.3	= 176.79
		20.2 × 11.2	= 226.24
		32.1 × 4.3	= 138.03
		39.9 × 9.8	= 391.02
		24.4 × 26.2	= 639.28
		14.4 × 18.7	= 269.28
		7.6 × 16.6	= 126.16
Second Floor	1642.71 Sq ft	11.2 × 9.7	= 108.64
		20.1 × 9.6	= 192.96
		13.9 × 6.1	= 84.79
		15.3 × 6.4	= 97.92
		19.6 × 10.2	= 199.92
		25.2 × 8	= 201.6
		31.1 × 9.4	= 292.34
		8.3 × 16.7	= 138.61
		3.8 × 10.6	= 40.28
		17 × 14.7	= 249.9
		14.3 × 2.5	= 35.75
Total Living Area (Rounded):	**3693 Sq ft**		
Non-living Area			
3 Car Attached	774.87 Sq ft	3.2 × 1.1	= 3.52
		34.1 × 8.3	= 283.03
		11.2 × 4.2	= 47.04
		13 × 11.8	= 153.4
		14.1 × 19.2	= 270.72
		1.3 × 13.2	= 17.16