INVOICE

FROM:

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

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

TO:

Nicole Brown

,

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

INVOICE NUMBER	
K0066084	
DATES	
Invoice Date:	05/08/2026
Due Date:	05/08/2026
REFERENCE	
Internal Order #:	K0066084
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066084
Other File # on form:	K0066084
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: Nicole Brown **Client:** Nicole Brown
Purchaser/Borrower:
Property Address: 176 Apple Tree Dr
City: Clinton
County: Anderson **State:** TN **Zip:** 37716-6083
Legal Description:

FEES	AMOUNT
Measurement	100.00
Interior Dimensions	25.00
SUBTOTAL	125.00

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

Subject Photo Page

Borrower	Nicole Brown						
Property Address	176 Apple Tree Dr						
City	Clinton	County	Anderson	State	TN	Zip Code	37716-6083
Lender/Client	Nicole Brown						



Subject Front

176 Apple Tree Dr
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Subject Rear

Subject Street

Supplemental Addendum

File No. K0066084

Borrower	Nicole Brown						
Property Address	176 Apple Tree Dr						
City	Clinton	County	Anderson	State	TN	Zip Code	37716-6083
Lender/Client	Nicole Brown						

176 Apple Tree- 5077 sq ft

1st Level- 2746 sq ft

Dining 18 x 13
Office 18 x 13
Living 20 x 18
Kitchen 18 x 14
Primary Bed 18 x 16
Primary Bath 18 x 12
Primary Closet 11 x 7
Half Bath 6 x 5
Laundry 9 x 6

2nd Level- 2331 sq ft

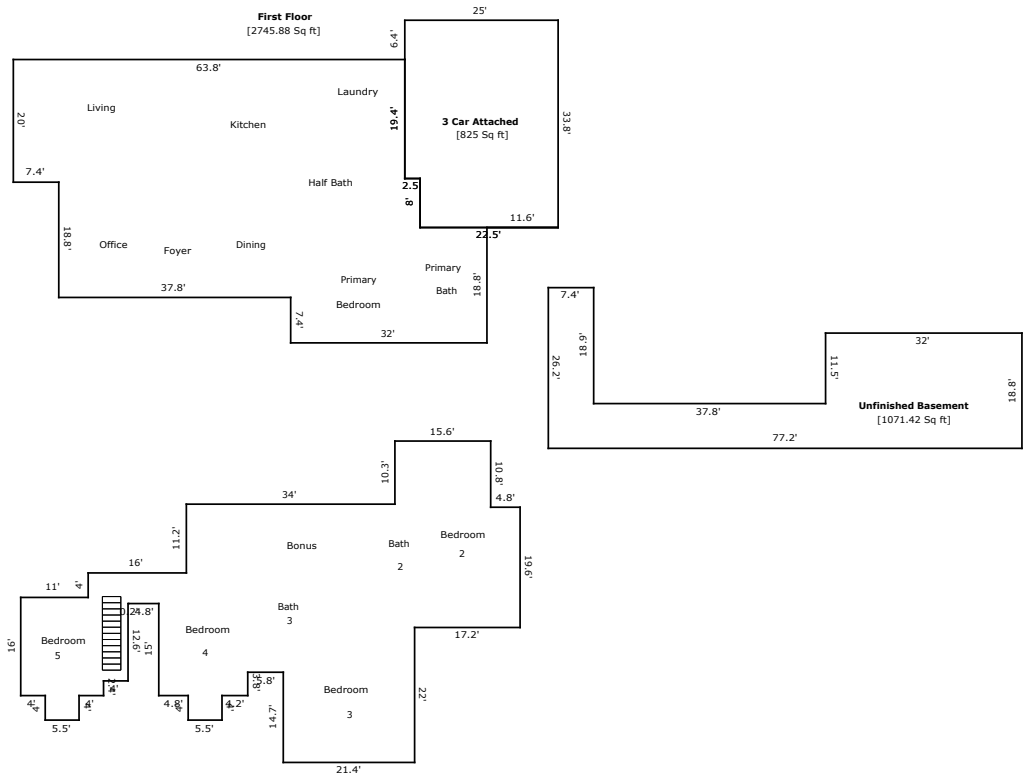
Bed 2 26 x 15
Bath 2 9 x 6
Bed 3 20 x 14
Bath 3 13 x 6
Bed 4 14 x 14
Bonus 27 x 14
Bed 5 14 x 14

Unfinished Basement- 1071 sq ft- The basement is not accessible from inside the first level. Additionally, due to the ceiling height and the exposed dirt in some areas, it resembles more of a tall crawl space than an unfinished basement. I measured it and included it on the sketch but it would not have the same contributory value as a legitimate unfinished basement.

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

Building Sketch (Page - 1)

Borrower	Nicole Brown						
Property Address	176 Apple Tree Dr						
City	Clinton	County	Anderson	State	TN	Zip Code	37716-6083
Lender/Client	Nicole Brown						



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	Nicole Brown						
Property Address	176 Apple Tree Dr						
City	Clinton	County	Anderson	State	TN	Zip Code	37716-6083
Lender/Client	Nicole Brown						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2745.88 Sq ft	18.8 × 10.9	= 204.92
		20 × 7.4	= 148
		38.8 × 37.8	= 1466.64
		18.6 × 19.4	= 360.84
		26.8 × 21.1	= 565.48
Second Floor	2331.26 Sq ft	5.5 × 4	= 22
		5.5 × 4	= 22
		16 × 11	= 176
		21.4 × 14.7	= 314.58
		15.6 × 10.3	= 160.68
		14.5 × 3.8	= 55.1
		2.5 × 2.4	= 6
		6.5 × 12.6	= 81.9
		5 × 11.5	= 57.5
		16.2 × 4.5	= 72.9
		27.4 × 37.2	= 1019.28
		17.2 × 19.6	= 337.12
		0.5 × 12.4	= 6.2
Total Living Area (Rounded):	**5077 Sq ft**		
Non-living Area			
3 Car Attached	825 Sq ft	25 × 25.8	= 645
		8 × 22.5	= 180
Unfinished Basement	1071.42 Sq ft	18.8 × 32	= 601.6
		7.3 × 37.8	= 275.94
		7.4 × 26.2	= 193.88