INVOICE

FROM:

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

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

TO:

Chad Copenhaver

E-Mail: chadcope10@gmail.com
Telephone Number: **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0066138	
DATES	
Invoice Date:	05/19/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066138
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066138
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Chad Copenhaver
Purchaser/Borrower: N/A
Property Address: 2360 W Gallaher Ferry Rd
City: Knoxville
County: Knox **State:** TN **Zip:** 37932
Legal Description: Betty Partin Hurst Prop Lot 1

FEES	AMOUNT
Measurement	100.00
Interior Measurement	25.00
SUBTOTAL	125.00

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

Supplemental Addendum

File No. K0066138

Borrower	N/A						
Property Address	2360 W Gallaher Ferry Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37932
Lender/Client	Chad Copenhaver						

Measurements for 2360 W Gallaher Ferry Rd

1st Floor	**2382 square feet**
2nd Floor	**1615 square feet**
Total GLA	**3997 square feet**
Garage	**595 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

Half Bath	**6 x 5**
Exercise	**11.5 x 10.5**
Eat In Kitchen	**28 x 13**
Living	**21 x 19**
Dining	**14 x 11.5 x irr**
Laundry	**9 x 8 x irr**
Primary Bedroom	**18.5 x 16.5**
Primary Bath	**15 x 11**

2nd Floor

Bedroom 2	**12 x 11.5**
Bathroom 2	**15 x 11 x irr**
Bedroom 3	**12 x 11**
Bonus	**18 x 18**
Office	**13 x 11**
Laundry Closet	**4 x 3.5**
Bedroom 4	**13.5 x 11.5**
Bathroom 3	**9 x 5**

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

Signature		Signature	
Name	Samuel Speed	Name	
Date Signed		Date Signed	
State Certification #	CR-2399 State TN	State Certification #	State
Or State License #	State	Or State License #	State

Subject Photo Page

Borrower	N/A						
Property Address	2360 W Gallaher Ferry Rd						
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Lender/Client	Chad Copenhaver						



Subject Front

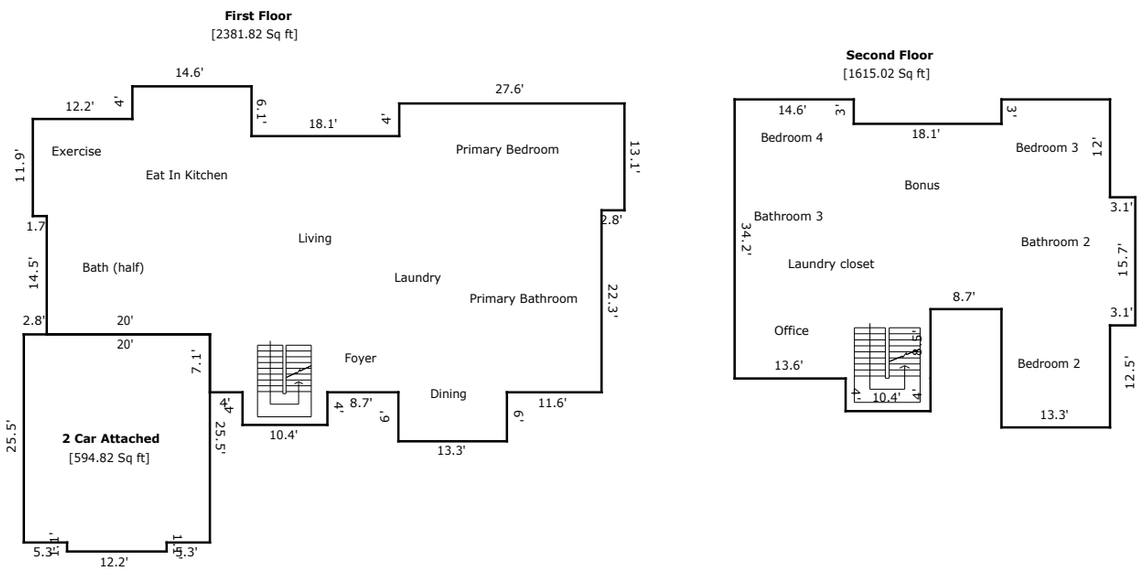


Subject Rear

Subject Street

Building Sketch

Borrower	N/A						
Property Address	2360 W Gallaher Ferry Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37932
Lender/Client	Chad Copenhaver						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2381.82 Sq ft	13.3 × 6	= 79.8
		10.4 × 4	= 41.6
		14.6 × 4	= 58.4
		13.1 × 2.8	= 36.68
		35.4 × 24.8	= 877.92
		31.4 × 18.1	= 568.34
		5.1 × 7.1	= 36.21
		26.4 × 25.1	= 662.64
		11.9 × 1.7	= 20.23
Second Floor	1615.02 Sq ft	15.7 × 3.1	= 48.67
		40.2 × 13.3	= 534.66
		34.2 × 13.6	= 465.12
		10.4 × 12.5	= 130
		19.1 × 22.7	= 433.57
		3 × 1	= 3
Total Living Area (Rounded):	**3997 Sq ft**		
Non-living Area			
2 Car Attached	594.82 Sq ft	12.2 × 1.1	= 13.42
		25.5 × 22.8	= 581.4