INVOICE

FROM:

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

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

TO:

Ashley Wade

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

INVOICE NUMBER	
K0066038	
DATES	
Invoice Date:	05/08/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066038
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066038
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: Ashley Wade **Client:** Ashley Wade
Purchaser/Borrower: N/A
Property Address: 5300 Potomac Rd
City: Knoxville
County: Knox **State:** TN **Zip:** 37920
Legal Description: Martha Washington Hts S/D,

FEES	AMOUNT
Measurement	100.00
SUBTOTAL	100.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$ 100.00

Supplemental Addendum

File No. K0066038

Borrower	N/A						
Property Address	5300 Potomac Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	Ashley Wade						

Measurements for 5300 Potomac Rd

1st Floor	**2058 square feet**
Total GLA	**2058 square feet**
Finished Basement	**934 square feet**
Total Finished	**2992 square feet**
Partially Finished Basement	**1255 square feet**
Unfinished Basement/ Garage	**677 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

Living	**23.5 x 16**
Dining	**14 x 13.5**
Eat in Kitchen	**18.5 x 15 x irr**
Bathroom 1	**11 x 6 x irr**
Bedroom 1	**14.5 x 10**
Bedroom 2	**14.5 x 14**
Bedroom 3	**17.5 x 14.5**
Bathroom 2	**4.5 x 4.5**

Basement

Bedroom 4	**14 x 12 x irr**
Family	**30 x 14.5**
Kitchenette	**9.5 x 8.5**
Half Bath	**5.5 x 3**

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						
Property Address	5300 Potomac Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	Ashley Wade						



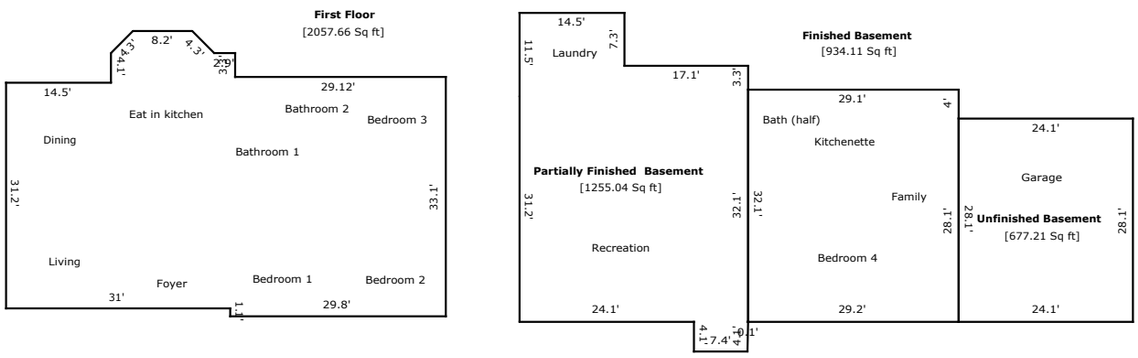
Subject Front



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	5300 Potomac Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	Ashley Wade						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	2057.66 Sq ft	0.5 × 3.04 × 3.04	=	4.62
		0.5 × 3.04 × 3.04	=	4.62
		8.2 × 3.04	=	24.93
		33.1 × 29.12	=	963.84
		0.68 × 1.1	=	0.75
		31.68 × 31.2	=	988.45
		4.1 × 17.18	=	70.44
Total Living Area (Rounded):	**2058 Sq ft**			
Non-living Area				
Partially Finished Basement	1255.04 Sq ft	0.5 × 4.1 × 0.1	=	0.2
		7.4 × 4.1	=	30.34
		31.6 × 35.4	=	1118.64
		7.3 × 14.5	=	105.85
Finished Basement	934.11 Sq ft	29.1 × 32.1	=	934.11
Unfinished Basement	677.21 Sq ft	24.1 × 28.1	=	677.21