INVOICE

FROM:

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

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

TO:

Virginia Babb

E-Mail: virginia@virginiababb.com
Telephone Number: (865) 599-9707 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0066060	
DATES	
Invoice Date:	05/11/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066060
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066060
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Virginia Babb
Purchaser/Borrower: N/A
Property Address: 987 Ponder Rd
City: Knoxville
County: Knox **State:** TN **Zip:** 37923
Legal Description: Hialeah Unit 1 Lot A/2

FEES	AMOUNT
Measurement	75.00
SUBTOTAL	75.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$ 75.00

Supplemental Addendum

File No. K0066060

Borrower	N/A						
Property Address	987 Ponder Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Virginia Babb						

Measurements for 987 Ponder Rd

1st Floor	**1571 square feet**
2nd Floor	**302 square feet**
Total GLA	**1873 square feet**
Finished Basement	**1168 square feet**
Total Finished	**3041 square feet**
Unfinished Basement/ Garage	**358 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.

Signature		Signature	
Name	Samuel Speed	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	987 Ponder Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Virginia Babb						



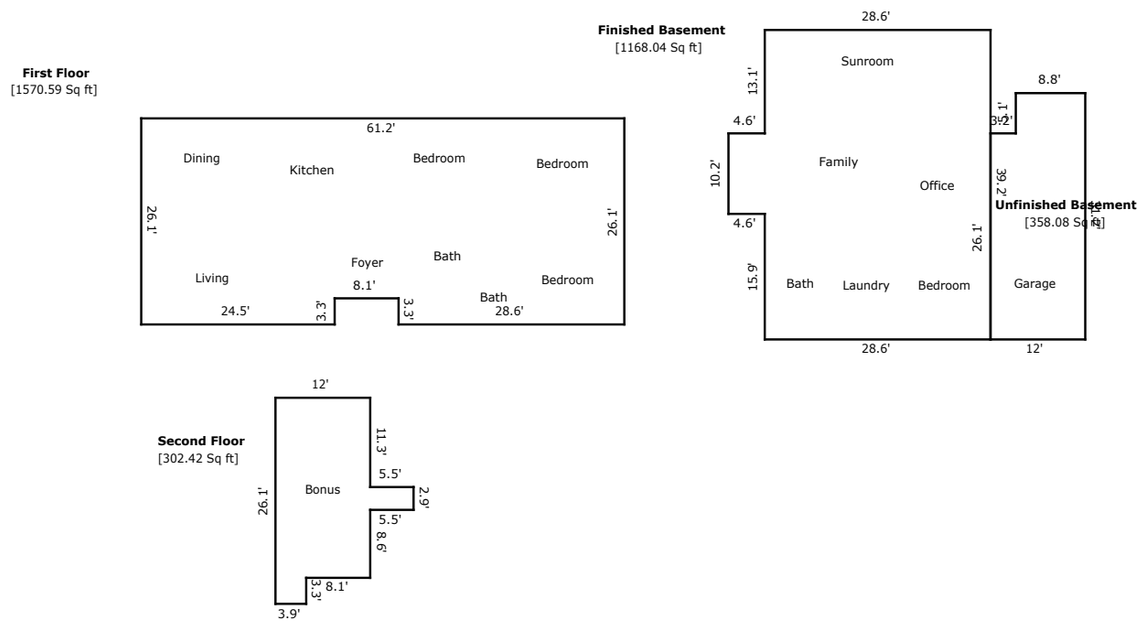
Subject Front



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	987 Ponder Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Virginia Babb						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1570.59 Sq ft	61.2 × 22.8 =	1395.36
		24.5 × 3.3 =	80.85
		28.6 × 3.3 =	94.38
Second Floor	302.42 Sq ft	2.9 × 5.5 =	15.95
		3.9 × 3.3 =	12.87
		12 × 22.8 =	273.6
Total Living Area (Rounded):	**1873 Sq ft**		
Non-living Area			
Finished Basement	1168.04 Sq ft	10.2 × 4.6 =	46.92
		39.2 × 28.6 =	1121.12
Unfinished Basement	358.08 Sq ft	8.8 × 5.1 =	44.88
		26.1 × 12 =	313.2