INVOICE

FROM:

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

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

TO:

Nicole Brown

E-Mail: nicole.brown@kw.com
Telephone Number: (561) 305-0128 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0066434	
DATES	
Invoice Date:	06/25/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066434
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066434
Other File # on form:	K0060549
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Nicole Brown
Purchaser/Borrower: N/A
Property Address: 12149 Fredericksburg Blvd
City: Knoxville
County: Knox **State:** TN **Zip:** 37922
Legal Description: Jefferson Park West Unit 2 Lot 3R

FEES	AMOUNT
Measurement	100.00
Interior	25.00
SUBTOTAL	125.00

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

FHA/VA Case No.

Supplemental Addendum

File No. K0066434

Borrower	N/A						
Property Address	12149 Fredericksburg Blvd						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	N/A						

Measurements for 12149 Fredericksburg Blvd

1st Floor	**2074 square feet**
2nd Floor	**2010 square feet**
Total GLA	**4084 square feet**
Garage	**805 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

Office	**11.5 x 11**
Dining	**13 x 11.5**
Half Bath	**11.5 x 3.5**
Living	**17 x 14.5**
Kitchen	**17.5 x 13.5**
Breakfast	**15.5 x 11**
Laundry	**8.5 x 7 x irr**
Primary Bedroom	**20 x 14 x irr**
Primary Bath	**13.5 x 10.5 x irr**
Primary Closet	**11.5 x 10.5**

2nd Floor

Bedroom 2	**12.5 x 11.5**
Bath 2	**12 x 7.5**
Media/Bonus	**17 x 10**
Bath 3	**8.5 x 7**
Bedroom 3	**15 x 12.5**
Storage	**10.5 x 9.5**
Bath 4	**13 x 6.5**
Bedroom 4	**13 x 12.5**
Bedroom 5	**22 x 16.5**

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

FHA/VA Case No.

Subject Photo Page

Borrower	N/A						
Property Address	12149 Fredericksburg Blvd						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	N/A						



Subject Front

12149 Fredericksburg Blvd

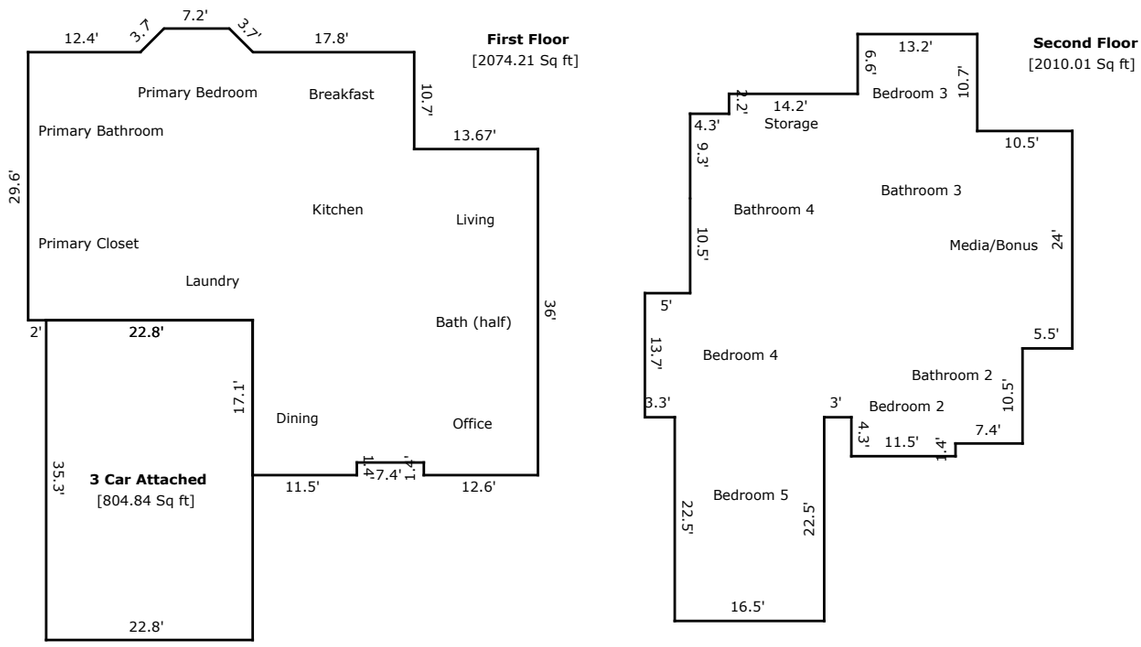


Subject Rear

FHA/VA Case No.

Building Sketch

Borrower	N/A						
Property Address	12149 Fredericksburg Blvd						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender/Client	N/A						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2074.21 Sq ft	0.5 × 2.62 × 2.62	= 3.42
		0.5 × 2.62 × 2.62	= 3.42
		7.2 × 2.62	= 18.84
		29.6 × 24.8	= 734.08
		17.83 × 10.7	= 190.81
		31.5 × 34.6	= 1089.9
		1.4 × 11.5	= 16.1
		1.4 × 12.6	= 17.64
Second Floor	2010.01 Sq ft	16.5 × 22.5	= 371.25
		13.2 × 6.6	= 87.12
		13.7 × 5	= 68.5
		24 × 5.5	= 132
		34.5 × 5	= 172.5
		33.5 × 4.3	= 144.05
		27.4 × 35.7	= 978.18
		2.9 × 2.4	= 6.96
		11.5 × 4.3	= 49.45
Total Living Area (Rounded):	**4084 Sq ft**		
Non-living Area			
3 Car Attached	804.84 Sq ft	22.8 × 35.3	= 804.84