INVOICE

FROM:

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

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

TO:

Krista Bentley

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

INVOICE NUMBER	
K0066640	
DATES	
Invoice Date:	07/23/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066640
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066640
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Krista Bentley
Purchaser/Borrower: N/A
Property Address: 2225 Madison Rd
City: Knoxville
County: Knox **State:** TN **Zip:** 37912
Legal Description: Lot Pt 7 Bradshaw Gdns

FEES	AMOUNT
Measurement	75.00
Interior	25.00
SUBTOTAL	100.00

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

Supplemental Addendum

File No. K0066640

Borrower	N/A						
Property Address	2225 Madison Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37912
Lender/Client	Krista Bentley						

Measurements for 2225 NW Madison Rd

1st Floor	**967 square feet**
Total GLA	**967 square feet**
Finished Basement	**444 square feet**
Total Finished	**1411 square feet**
Unfinished Basement/ Garage	**390 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	**13.5 x 12.5**
Bedroom 1	**13.5 x 11.5**
Bath 1	**6.5 x 5**
Eat in Kitchen	**13.5 x 11.5**
Bedroom 2	**11.5 x 7.5**
Half Bath	**7 x 4**

Basement

Recreation/Bedroom	**18 x 10.5**
Laundry	**10 x 6.5**

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

Signature		Signature	
Name	Charles Skalet, SRA	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	2225 Madison Rd						
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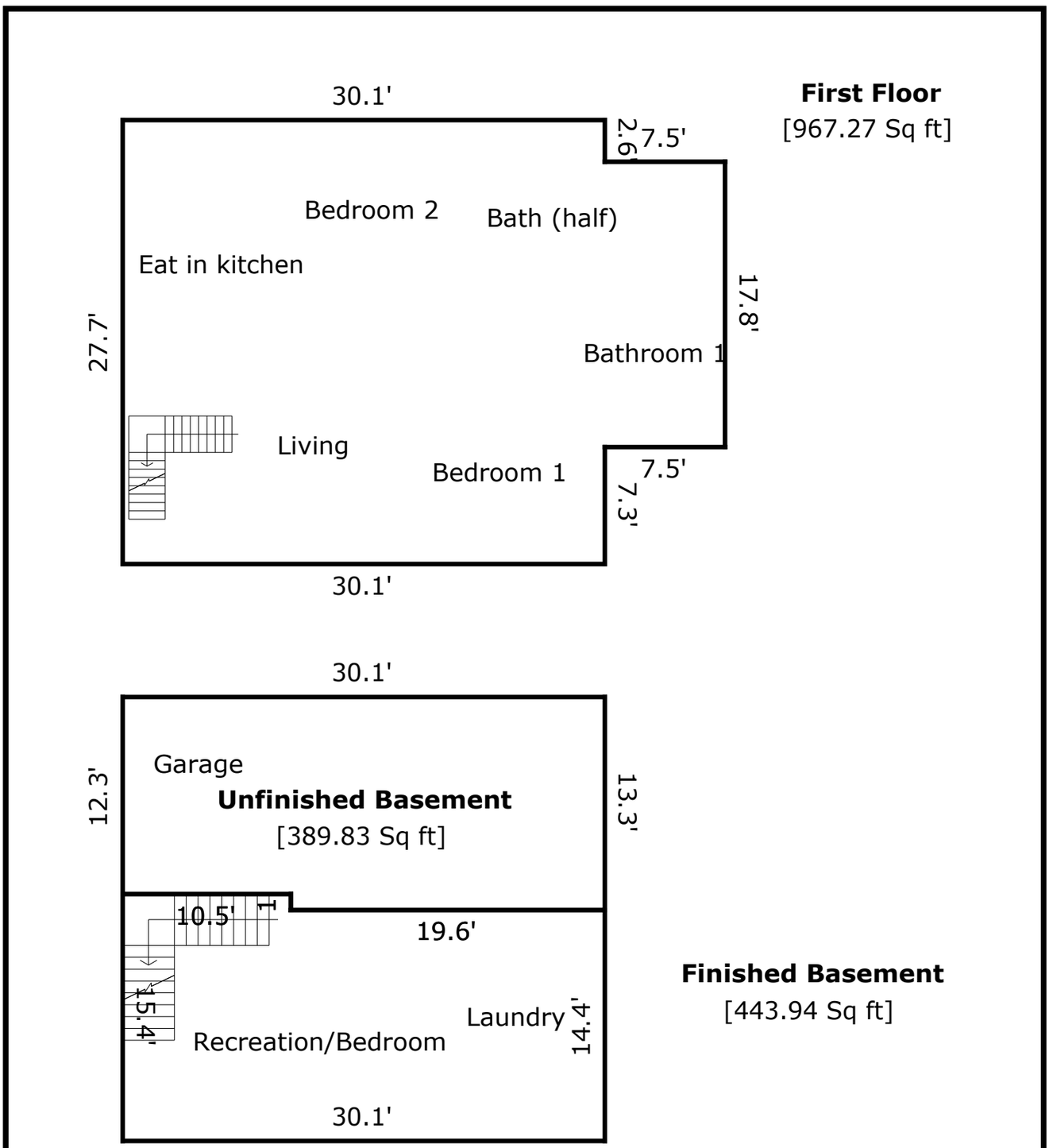
Subject Front



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	2225 Madison Rd						
City	Knoxville	County	Knox	State	TN	Zip Code	37912
Lender/Client	Krista Bentley						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	967.27 Sq ft	17.8 × 7.5 = 133.5 30.1 × 27.7 = 833.77
Total Living Area (Rounded):	**967 Sq ft**	
Non-living Area		
Finished Basement	443.94 Sq ft	14.4 × 19.6 = 282.24 15.4 × 10.5 = 161.7
Unfinished Basement	389.83 Sq ft	12.3 × 10.5 = 129.15 13.3 × 19.6 = 260.68