INVOICE

FROM:

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

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

TO:

Joe Hickman

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

INVOICE NUMBER	
K0066939	
DATES	
Invoice Date:	08/31/2026
Due Date:	
REFERENCE	
Internal Order #:	K0066939
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0066939
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Joe Hickman
Purchaser/Borrower: N/A
Property Address: 2456 Woodbine Ave
City: Knoxville
County: Knox **State:** TN **Zip:** 37917
Legal Description: Lot 31 Cold Springs Add

FEES	AMOUNT
Measurement	75.00
Interior	25.00
SUBTOTAL	100.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0
		TOTAL DUE	$ 100.00

Supplemental Addendum

File No. K0066939

Borrower	N/A						
Property Address	2456 Woodbine Ave						
City	Knoxville	County	Knox	State	TN	Zip Code	37917
Lender/Client	Joe Hickman						

Measurements for 2456 Woodbine Ave

1st Floor	**1491 square feet**
2nd Floor	**537 square feet**
Total GLA	**2028 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	**17 x 12.5**
Eat in Kitchen	**16.5 x 12.5**
Dining	**12.5 x 9.5**
Bedroom 1	**13.5 x 10.5**
Half Bath	**6.5 x 5**
Bedroom 2	**15.5 x 13**
Bathroom 1	**8.5 x 6.5**
Laundry Closet	**6 x 3.5**
Bathroom 2	**9.5 x 5**
Bedroom 3	**13.5 x 10**

2nd Floor

Bedroom 4	**18.5 x 12 x irr**
Bathroom 3	**8 x 6 x irr**

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	2456 Woodbine Ave						
City	Knoxville	County	Knox	State	TN	Zip Code	37917
Lender/Client	Joe Hickman						



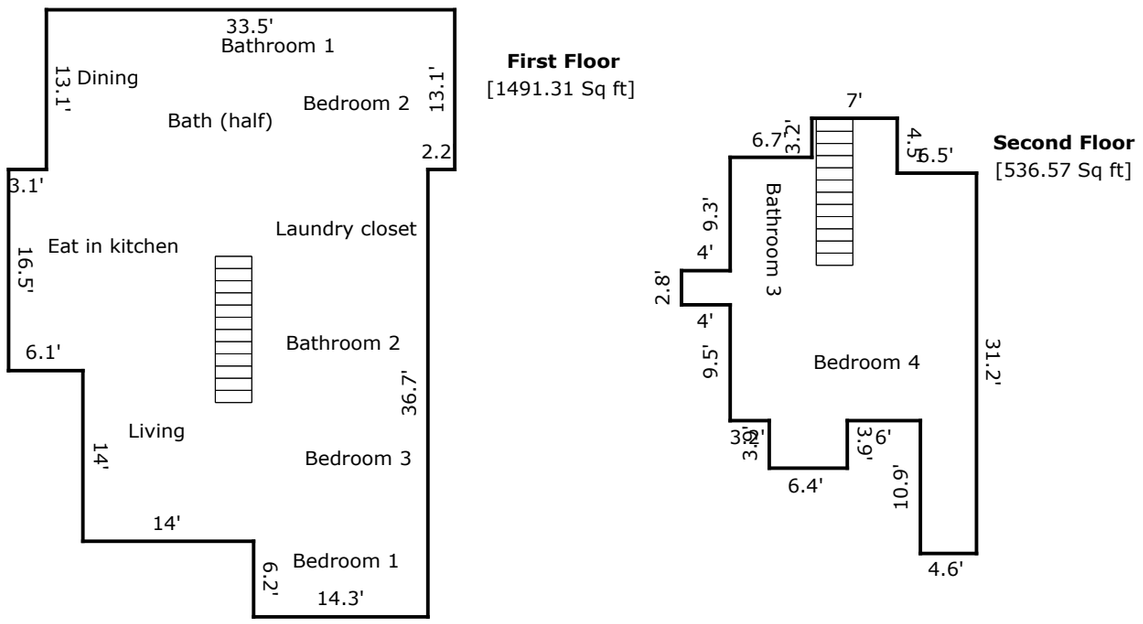
Subject Front



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	2456 Woodbine Ave						
City	Knoxville	County	Knox	State	TN	Zip Code	37917
Lender/Client	Joe Hickman						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1491.31 Sq ft	33.5 × 13.1	= 438.85
		34.4 × 16.5	= 567.6
		14 × 14	= 196
		14.3 × 20.2	= 288.86
Second Floor	536.57 Sq ft	6.4 × 3.9	= 24.96
		2.8 × 4	= 11.2
		7 × 3.2	= 22.4
		21.6 × 13.7	= 295.92
		4.6 × 10.9	= 50.14
		6.5 × 20.3	= 131.95
Total Living Area (Rounded):	**2028 Sq ft**		