INVOICE

FROM:

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

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

TO:

Jay Glass

,

E-Mail: jay.glass@wallacetn.com
Telephone Number: (865) 200-9275 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0067008	
DATES	
Invoice Date:	09/09/2026
Due Date:	
REFERENCE	
Internal Order #:	K0067008
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0067008
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: Jay Glass **Client:** Jay Glass
Purchaser/Borrower:
Property Address: 1720 Vada Cir
City: Knoxville
County: Knox County **State:** TN **Zip:** 37912
Legal Description: Bradshaw Gardens Unit 1 Inc Add Prop Lot 1

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. K0067008

Borrower							
Property Address	1720 Vada Cir						
City	Knoxville	County	Knox County	State	TN	Zip Code	37912
Lender/Client	Jay Glass						

Measurements of 1720 Vada Cir.

Above Grade Finished	1016.8 sq ft
Below Grade Finished	1450.13 sq ft
Below Grade Unfinished	177.62 sq ft

Total Finished Above and Below Grade Finished **2,467 sq ft**

Sunroom, included in the number above 314 sq ft

The sunroom HVAC unit was not tested. If the sunroom HVAC unit does not have a heat setting it can not be included in the finished sq ft.

Signature		Signature	
Name	Kurt Elsensohn	Name	
Date Signed	08/03/2026	Date Signed	
State Certification #	2399 State TN	State Certification #	State
Or State License #	State	Or State License #	State

Subject Photo Page

Borrower							
Property Address	1720 Vada Cir						
City	Knoxville	County	Knox County	State	TN	Zip Code	37912
Lender/Client	Jay Glass						



Subject Front

Sales Price	
Gross Living Area	1,017
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	
View	
Site	
Quality	
Age	

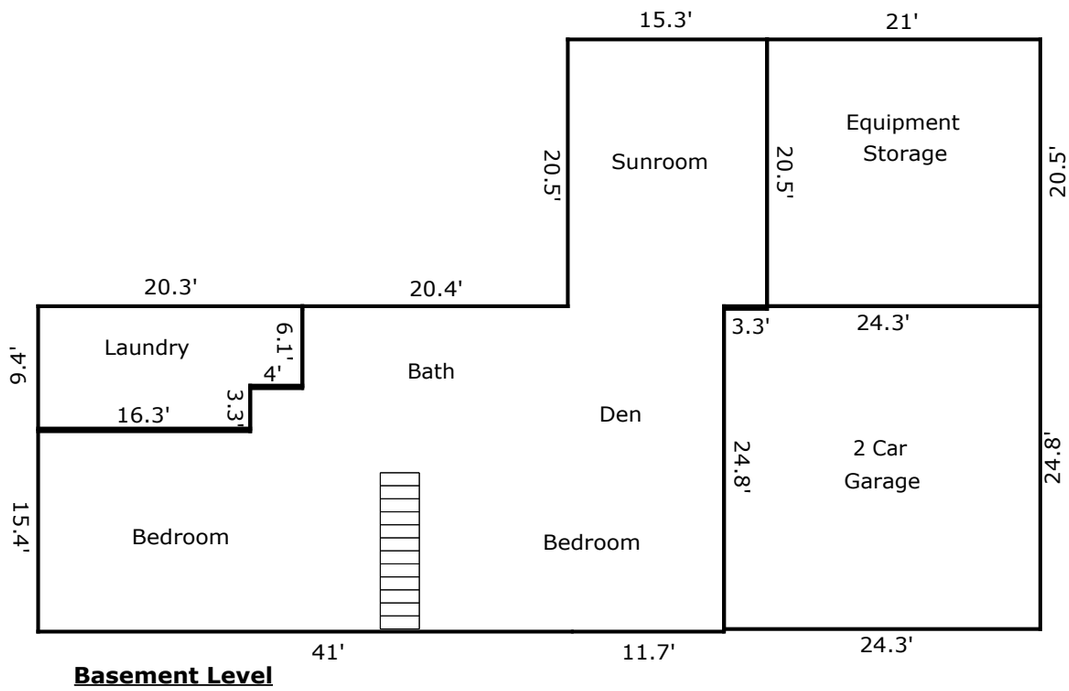


Subject Rear

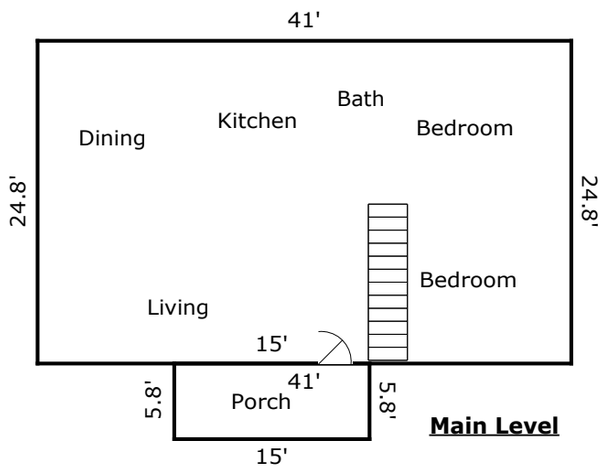
n/a

Building Sketch

Borrower							
Property Address	1720 Vada Cir						
City	Knoxville	County	Knox County	State	TN	Zip Code	37912
Lender/Client	Jay Glass						



Basement Level



Main Level

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1016.8 Sq ft	24.8 × 41	= 1016.8
Total Living Area (Rounded):	**1017 Sq ft**		
Non-living Area			
Storage Garage	430.5 Sq ft	21 × 20.5	= 430.5
2 Car Attached	602.64 Sq ft	24.8 × 24.3	= 602.64
Unfinished Basement	177.62 Sq ft	6.1 × 4	= 24.4
		16.3 × 9.4	= 153.22
Covered Porch	87 Sq ft	5.8 × 15	= 87
Finished Basement	1450.13 Sq ft	15.4 × 16.3	= 251.02
		15.3 × 20.5	= 313.65
		36.4 × 18.7	= 680.68
		6.3 × 32.4	= 204.12
		3.3 × 0.2	= 0.66