# INVOICE

**FROM:**

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

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

**TO:**

Joe Hickman
Joe Hickman

,

**E-Mail:** joe@firstneighborhoods.com
**Telephone Number:** (865) 379-6782 **Fax Number:**
**Alternate Number:**

| INVOICE NUMBER | |
|---|---|
| K0067039 | |
| **DATES** | |
| **Invoice Date:** | 09/16/2026 |
| **Due Date:** | |
| **REFERENCE** | |
| **Internal Order #:** | K0067039 |
| **Lender Case #:** | |
| **Client File #:** | |
| **FHA/VA Case #:** | |
| **Main File # on form:** | K0067039 |
| **Other File # on form:** | |
| **Federal Tax ID:** | 30-0830665 |
| **Employer ID:** | |

## DESCRIPTION

**Lender:** Joe Hickman **Client:** Joe Hickman
**Purchaser/Borrower:** N/A
**Property Address:** 1731 Emoriland Blvd
**City:** Knoxville
**County:** Knox **State:** TN **Zip:** 37917
**Legal Description:** Emoriland

| 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. K0067039

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | N/A | | | | | | |
| Property Address | 1731 Emoriland Blvd | | | | | | |
| City | Knoxville | County | Knox | State | TN | Zip Code | 37917 |
| Lender/Client | Joe Hickman | | | | | | |

## Measurements for 1731 Emoriland Blvd

**Main Level** **1,304.11 square feet**
**2nd Level** **887.45 square feet**

**Total** **2,192 square feet**

**Basement** **1,295.36**

**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**

**Main Level**

**Foyer- 3.7x5.8**
**Living- 16.8x21.7**
**Office- 7.5x11.6**
**Dining- 13.3x14**
**Kitchen- 17.5x16**
**Bathroom- 7.6x6.3**
**Bedroom- 13.5x11.7**

**Second Level**

**Bedroom- 10.1x21.7**
**Office- 6.5x10.4**
**Bathroom- 6.5x6.3**
**Bedroom- 10.5x16.9**
**Sitting Area- 12.2x5.4**

**Bonus Room. 7.5x6.4**

**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 08/05/2026 Date Signed _____
State Certification # 2399 State TN State Certification # _____ State _____
Or State License # _____ State _____ Or State License # _____ State _____

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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| Lender/Client | Joe Hickman | | | | | | |



**Subject Front**

1731 Emoriland Blvd

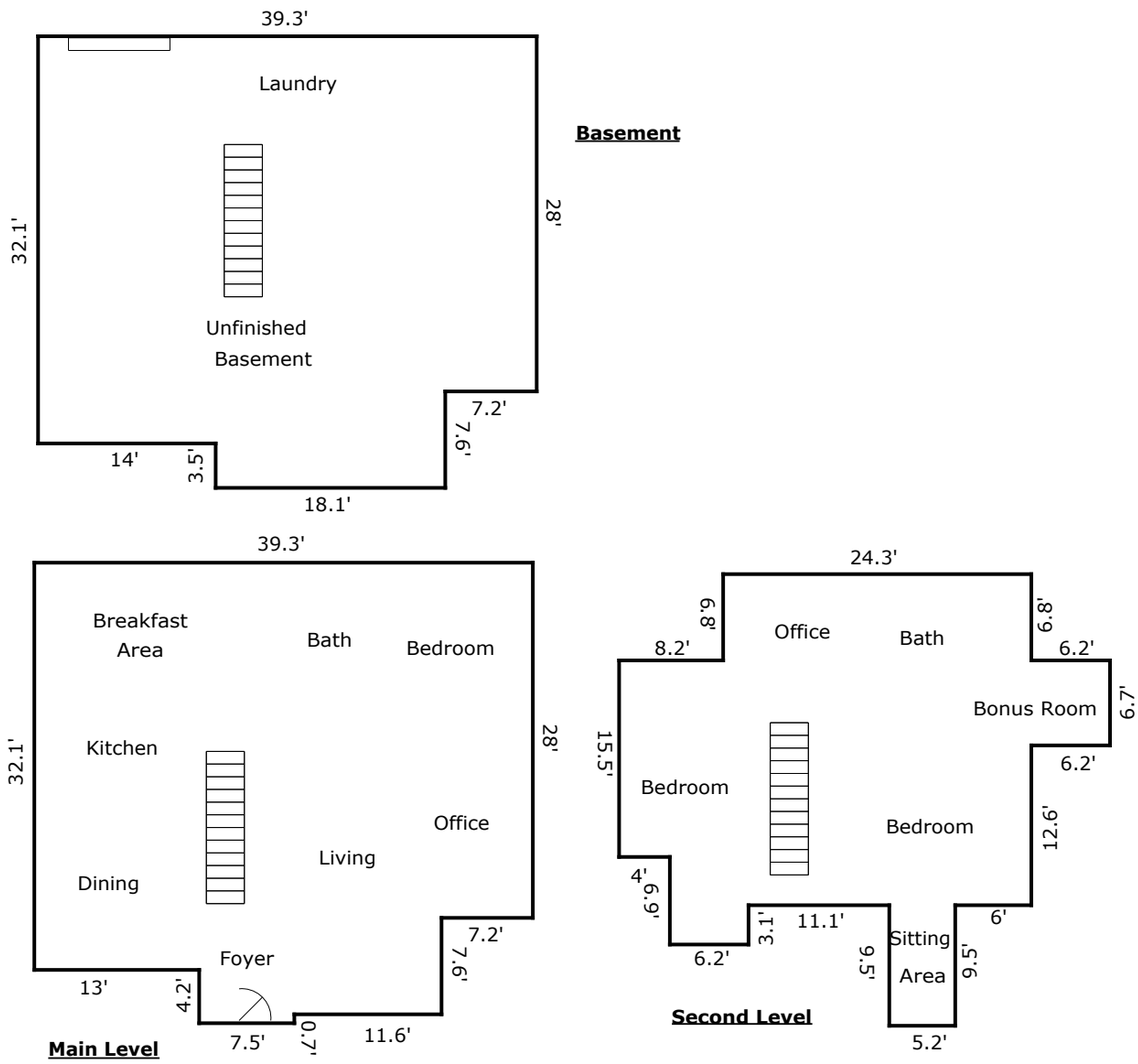


**Subject Rear**

**Subject Street**

# Building Sketch

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | N/A | | | | | | |
| Property Address | 1731 Emoriland Blvd | | | | | | |
| 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 | 1304.11 Sq ft | 39.3 × 28 | = 1100.4 |
| | | 7.6 × 11.6 | = 88.16 |
| | | 8.3 × 7.5 | = 62.25 |
| | | 13 × 4.1 | = 53.3 |
| Second Floor | 887.45 Sq ft | 6.7 × 6.2 | = 41.54 |
| | | 5.2 × 9.5 | = 49.4 |
| | | 26.1 × 22.3 | = 582.03 |
| | | 6.2 × 6.9 | = 42.78 |
| | | 10.2 × 15.5 | = 158.1 |
| | | 6.8 × 2 | = 13.6 |
| **Total Living Area (Rounded):** | **2192 Sq ft** | | |
| **Non-living Area** | | | |
| Unfinished Basement | 1295.36 Sq ft | 39.3 × 28 | = 1100.4 |
| | | 7.6 × 18.1 | = 137.56 |
| | | 4.1 × 14 | = 57.4 |