FHA/VA Case No.

INVOICE

FROM:

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

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

TO:

Teri Jo Fox

E-Mail:
Telephone Number: (865) 672-0260 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
K0067075	
DATES	
Invoice Date:	09/15/2026
Due Date:	
REFERENCE	
Internal Order #:	K0067075
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0067075
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: Teri Jo Fox **Client:** Teri Jo Fox
Purchaser/Borrower: N/A
Property Address: 6601 Sedgefield Dr
City: Knoxville
County: Knox **State:** TN **Zip:** 37923
Legal Description: Manuel Manor

FEES	AMOUNT
Measurement	75.00
SUBTOTAL	75.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	
		TOTAL DUE	$ 75.00

FHA/VA Case No.

Subject Photo Page

Borrower	N/A						
Property Address	6601 Sedgefield Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Teri Jo Fox						



Subject Front

6601 Sedgefield Dr

Sales Price	
Gross Living Area	1,422
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	1.10 ac
Quality	Q4
Age	1



Subject Rear

n/a

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Supplemental Addendum

File No. K0067075

Borrower	N/A						
Property Address	6601 Sedgefield Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Teri Jo Fox						

Measurements for 6601 Sedgefield Dr

1st Floor **929.82 square feet**

2nd Floor **493.38 square feet**

Total GLA **1,422 square feet**

Basement

Finished **737.82 square feet**

Unfinished **192 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.

Main Level

Foyer
4x8

Living
14.2x13

Kitchen
11.2x13.1

Dining
11.2x10

Half Bath and Laundry
8.5x5.3

Bedroom 1
13.9x11

Bathroom 1
8.4x8.2

Second Level

Bedroom 2
15.9x9.2

Bedroom 3
10.3x14.3

Bathroom 2
5x7.1

Basement

Family Room
10.9x34.9

Theater
12x13.9

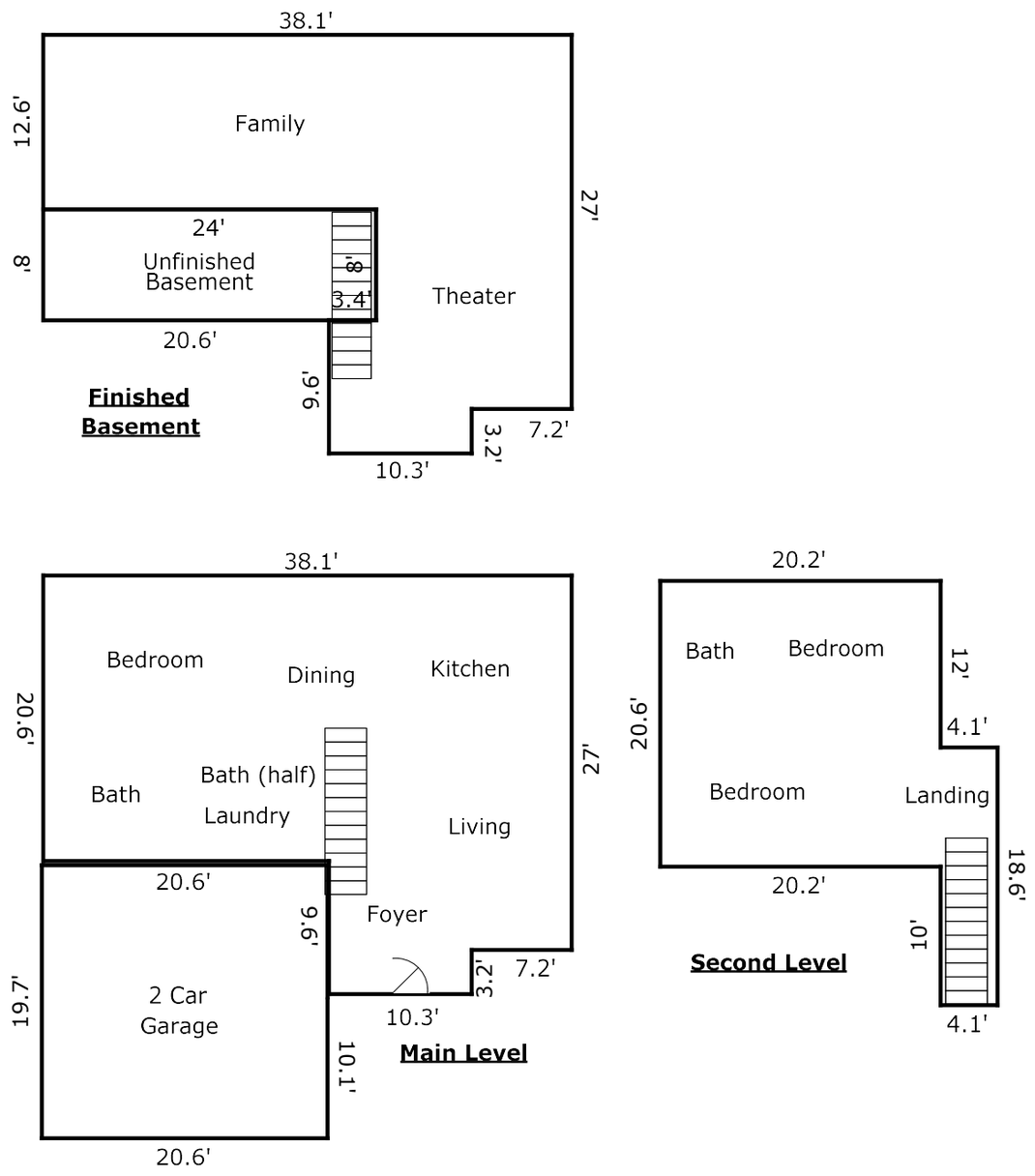
The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

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

FHA/VA Case No.

Building Sketch

Borrower	N/A						
Property Address	6601 Sedgefield Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37923
Lender/Client	Teri Jo Fox						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	929.82 Sq ft	20.6 × 20.6 = 424.36
		17.5 × 27 = 472.5
		3.2 × 10.3 = 32.96
Second Floor	492.38 Sq ft	18.6 × 4.1 = 76.26
		20.2 × 20.6 = 416.12
Total Living Area (Rounded):	**1422 Sq ft**	
Non-living Area		
Unfinished Basement	192 Sq ft	8 × 24 = 192
2 Car Attached	405.82 Sq ft	19.7 × 20.6 = 405.82
Finished Basement	737.82 Sq ft	12.6 × 24 = 302.4
		14.1 × 20.6 = 290.46
		9.6 × 10.3 = 98.88
		6.4 × 7.2 = 46.08