INVOICE

FROM:

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

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

TO:

Tyrone Toliver

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

INVOICE NUMBER
K0067256
DATE
10/08/2026

REFERENCE

Internal Order #:	K0067256
Lender Case #:	
Client File #:	
Main File # on form:	K0067256
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: N/A **Client:** Tyrone Toliver
Purchaser/Borrower: N/A
Property Address: 1404 Charles Dr
City: Knoxville
County: Knox **State:** TN **Zip:** 37918
Legal Description: N/A

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. K0067256

Borrower	N/A						
Property Address	1404 Charles Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Tyrone Toliver						

Measurements for 1404 Charles Dr

1st Floor	**1221 square feet**
2nd Floor	**267 square feet**
Total GLA	**1488 square feet**
Finished Basement	**700 square feet**
Total Finished	**2188 square feet**
Partially Finished Basement	**521 square feet**
Detached Garage	**780 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.

Subject Photo Page

Borrower	N/A						
Property Address	1404 Charles Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Tyrone Toliver						



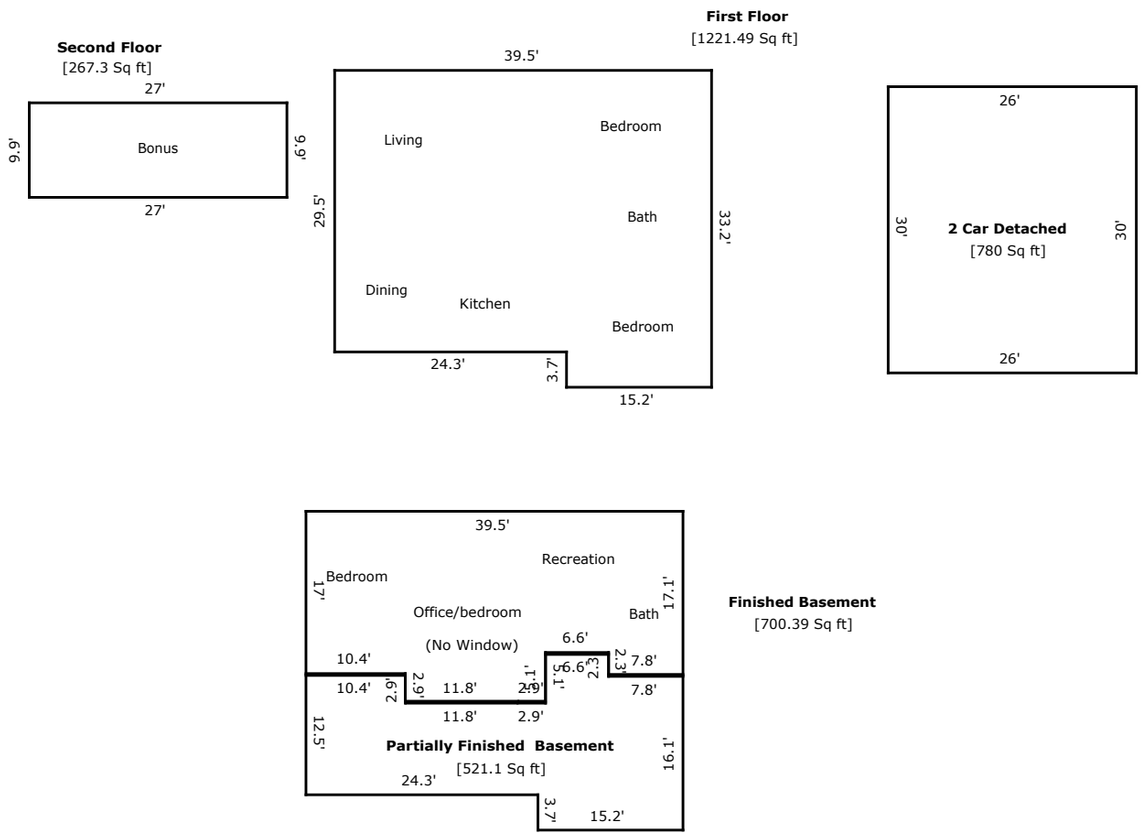
Subject Front



Subject Rear

Building Sketch

Borrower	N/A						
Property Address	1404 Charles Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37918
Lender/Client	Tyrone Toliver						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1221.49 Sq ft	29.5 × 24.3 =	716.85
		33.2 × 15.2 =	504.64
Second Floor	267.3 Sq ft	9.9 × 27 =	267.3
Total Living Area (Rounded):	**1489 Sq ft**		
Non-living Area			
Finished Basement	700.39 Sq ft	17 × 10.4 =	176.8
		19.9 × 14.7 =	292.53
		14.4 × 14.8 =	213.12
		2.3 × 7.8 =	17.94
Partially Finished Basement	521.1 Sq ft	12.5 × 10.4 =	130
		9.6 × 13.9 =	133.44
		15.2 × 13.3 =	202.16
		5.1 × 6.6 =	33.66
		2.8 × 7.8 =	21.84
2 Car Detached	780 Sq ft	26 × 30 =	780