INVOICE

FROM:

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

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

TO:

John Kennedy

,

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

INVOICE NUMBER	
K0067335	
DATES	
Invoice Date:	10/27/2026
Due Date:	
REFERENCE	
Internal Order #:	K0067335
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	K0067335
Other File # on form:	
Federal Tax ID:	30-0830665
Employer ID:	

DESCRIPTION

Lender: John Kennedy **Client:** John Kennedy
Purchaser/Borrower: N/A
Property Address: 2135 Maplewood Dr
City: Knoxville
County: Knox **State:** TN **Zip:** 37920
Legal Description: Island Home Park Add Lot 34

FEES	AMOUNT
Measurement	75.00
Interior Rooms	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. K0067335

Borrower	N/A						
Property Address	2135 Maplewood Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	John Kennedy						

Measurements for 2135 Maplewood Dr

1st Floor	**1,960.11 square feet**
Basement Finished	**1,170.23 square feet**
Basement Unfinished	**182.58 square feet**

Total GLA **1,960 square feet**

Garage **703 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

Foyer 5.6 x 5,5 IRR
Living 13.3 x 25.5
Kitchen 7.4 x 17.4
Dining 8.9 x 10.2
Den 12.7 x 17.2 IRR
Bedroom One 14.5 x 10.2
Bedroom Two 14.7 x 12.2
Bathroom One 8 x 8.2
Bathroom Two 10.6 x 5.1 IRR
Bedroom Three 9.2 x 12
Bedroom Four 10.2 x 13.2
Laundry 4 x 4.5

Basement Finished:
Family Room 12 x 37.8
Bedroom Five 23.2 x 14.1
Bathroom Three 4.6 x 9.8
Kitchenette 9.9 x 9.8

Basement Unfinished:

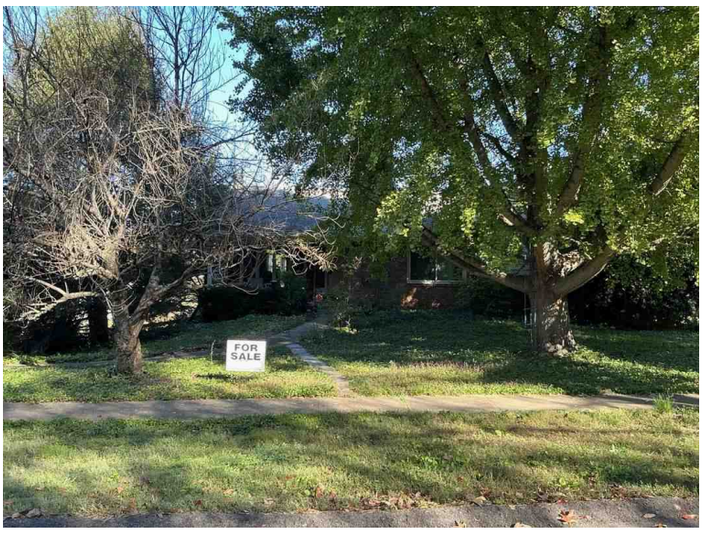
10.2 x 19.9

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

Subject Photo Page

Borrower	N/A						
Property Address	2135 Maplewood Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	John Kennedy						



Subject Front

4
2.0

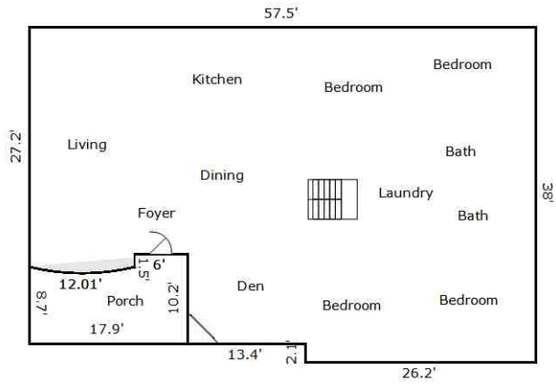


Subject Rear

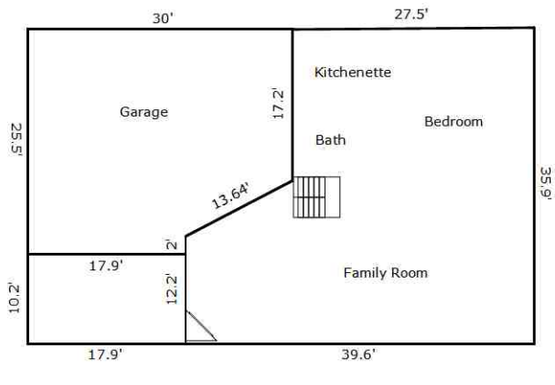
n/a

Building Sketch

Borrower	N/A						
Property Address	2135 Maplewood Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37920
Lender/Client	John Kennedy						



First Floor



Basement

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1960.11 Sq ft	38 × 26.2	= 995.6
		31.3 × 25.7	= 804.41
		1.5 × 11.9	= 17.85
		10.2 × 13.4	= 136.68
		Arc	= 5.57
Total Living Area (Rounded):	**1960 Sq ft**		
Non-living Area			
Covered Porch	159.16 Sq ft	8.7 × 11.9	= 103.53
		6 × 10.2	= 61.2
		Negative Arc	= 5.57
2 Car Builtin	702.68 Sq ft	25.5 × 17.9	= 456.45
		12.1 × 17.2	= 208.12
		0.5 × 12.1 × 6.3	= 38.12
Finished Basement	1170.23 Sq ft	39.6 × 12.2	= 483.12
		23.5 × 27.5	= 646.25
		0.5 × 27.5 × 0.2	= 2.75
		0.5 × 6.3 × 12.1	= 38.12
Unfinished Basement	182.58 Sq ft	10.2 × 17.9	= 182.58