

INVOICE

FROM:
 Advanced Appraisal Services
 Advanced Appraisal Services
 PO Box 11373
 Knoxville, TN 37939-1373

 Telephone Number: (865) 588-4008 Fax Number: (865) 637-2394

INVOICE NUMBER	
	0043537
DATE	
	01/23/2019
REFERENCE	
Internal Order #:	0043537
Lender Case #:	
Client File #:	
Main File # on form:	0043537
Other File # on form:	0043537
Federal Tax ID:	62-1867763
Employer ID:	

TO:

 Chris Sipes

 Telephone Number: 865-567-0515 Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: N/A Client: Chris Sipes
 Purchaser/Borrower: N/A
 Property Address: 2312 Ancient Oak Ln
 City: Knoxville
 County: Knox State: TN Zip: 37931
 Legal Description: Lot 72 Maitland Woods Phase 2

FEES	AMOUNT
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Measure	100.00
Interior	25.00
SUBTOTAL	125.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0

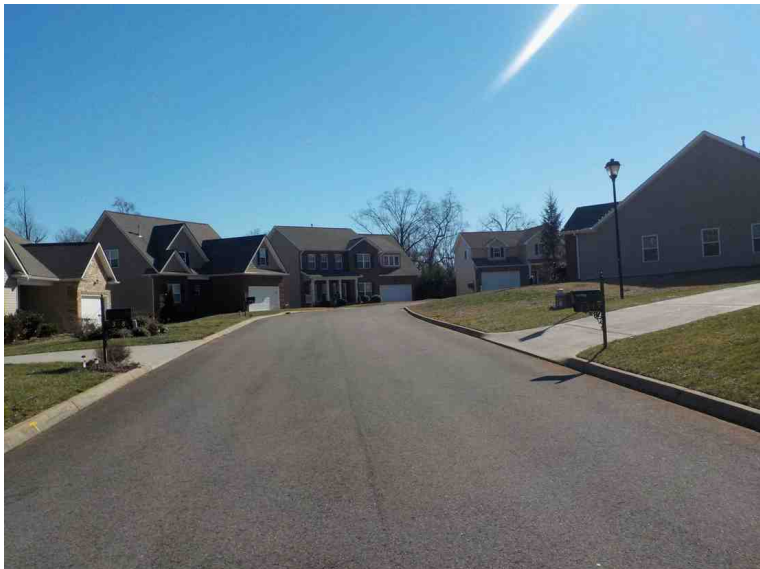
TOTAL DUE	\$ 125.00
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Subject Photo Page

Borrower	N/A				
Property Address	2312 Ancient Oak Ln				
City	Knoxville	County	Knox	State	TN Zip Code 37931
Lender/Client	N/A				



Subject Front



Subject Street

Supplemental Addendum

File No. 0043537

Borrower	N/A						
Property Address	2312 Ancient Oak Ln						
City	Knoxville	County	Knox	State	TN	Zip Code	37931
Lender/Client	N/A						

Measurements for 2312 Ancient Oak Ln

1st Floor	1127 square feet
2nd Floor	1505 square feet
Garage	462 square feet

The above measurements are completed according to appraisal industry standards.

Interior Room Measurements**1st Floor**

Living Room	18 x 13.5
Dining Room	13 x 11
Kitchen	14.5 x 14.5
Breakfast	14.5 x 11
Half Bath	7 x 3.5
Laundry	8.5 x 6.5

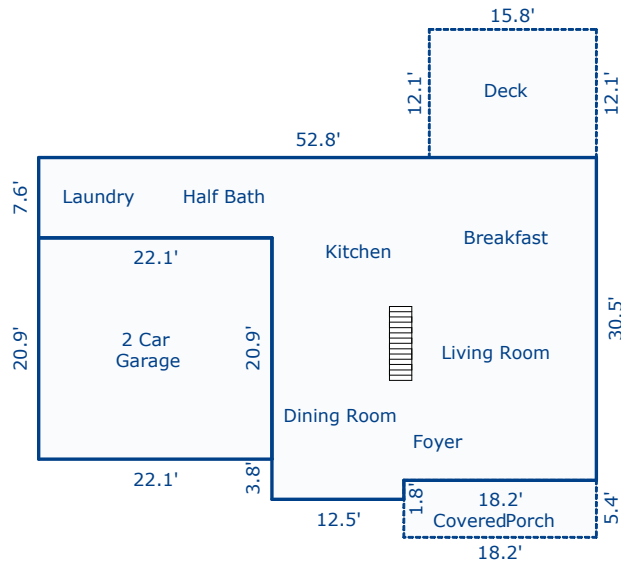
2nd Floor

Master Bedroom	16 x 13.5 x irr
Master Bath	13 x 10
Master Closet	9 x 7.5
Bedroom 2	11 x 11
Bedroom 3	11 x 11
Bath 2	9 x 5
Bonus Room	21.5 x 19.5

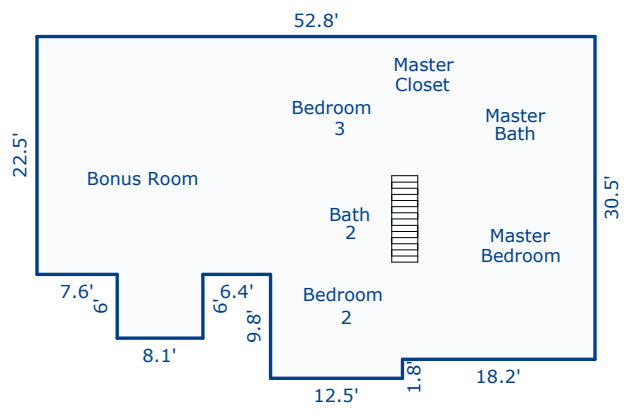
The room measurements are interior wall to interior wall and rounded to the nearest 0.5 foot.

Building Sketch

Borrower	N/A						
Property Address	2312 Ancient Oak Ln						
City	Knoxville	County	Knox	State	TN	Zip Code	37931
Lender/Client	N/A						



1st Level



2nd Level

Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1126.81	1126.81
GLA2	Second Floor	1504.70	1504.70
GAR	Garage	461.89	461.89
P/P	Covered Porch	98.28	
	Wood Deck	191.18	289.46
Net LIVABLE Area		(rounded)	2632

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	30.7 x 22.9	703.03
	1.8 x 12.5	22.50
	52.8 x 7.6	401.28
Second Floor		
	22.5 x 52.8	1188.00
	1.8 x 12.5	22.50
	8.0 x 30.7	245.60
	6.0 x 8.1	48.60
7 Items	(rounded)	2632