

# 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**

0044856

**DATE**

06/17/2019

**REFERENCE**

Internal Order #: 0044856  
 Lender Case #:  
 Client File #:  
 Main File # on form: 0044856  
 Other File # on form:  
 Federal Tax ID: 62-1867763  
 Employer ID:

**TO:**

Tabitha McElrath

Telephone Number: (865) 382-4054 Fax Number:  
 Alternate Number: E-Mail:

**DESCRIPTION**

Lender: N/A Client: Tabitha McElrath  
 Purchaser/Borrower: N/A  
 Property Address: 12955 Siena Ln  
 City: Knoxville  
 County: Knox State: TN Zip: 37934  
 Legal Description: Lot 1 Siena S/D

**FEEES**

**AMOUNT**

measurement 75.00

**SUBTOTAL** 75.00

**PAYMENTS**

**AMOUNT**

Check #: Date: Description:  
 Check #: Date: Description:  
 Check #: Date: Description:

**SUBTOTAL** 0.00

**TOTAL DUE** \$ 75.00

## Supplemental Addendum

File No. 0044856

Borrower	N/A						
Property Address	12955 Siena Ln						
City	Knoxville	County	Knox	State	TN	Zip Code	37934
Lender/Client	Tabitha McElrath						

### Measurements for 12955 Siena Ln

<b>1st Floor</b>	<b>1397 square feet</b>
<b>2nd Floor</b>	<b>1027 square feet</b>
<b>Basement Finished</b>	<b>981 square feet</b>
<b>Basement Unfinished</b>	<b>417 square feet</b>
<b>Attached Garage</b>	<b>486 square feet</b>
<b>Detached Garage</b>	<b>582 square feet</b>

The above measurements are completed according to appraisal industry standards.

### Interior Room Measurements

#### 1st Floor

<b>Eat-In Kitchen</b>	<b>19 x 12 x irr</b>
<b>Living</b>	<b>16.5 x 16</b>
<b>Study</b>	<b>12 x 11</b>
<b>Half Bath</b>	<b>7.5 x 2.5</b>
<b>Laundry</b>	<b>8 x 6.5 x irr</b>
<b>Master Bed</b>	<b>16.5 x 12</b>
<b>Master Bath</b>	<b>10 x 8</b>

#### 2nd Floor

<b>Bedroom 2</b>	<b>13 x 10 x irr</b>
<b>Bedroom 3</b>	<b>14 x 12</b>
<b>Bonus</b>	<b>18 x 14.5 x irr</b>
<b>Bath 2</b>	<b>13 x 5</b>

#### Basement

<b>Rec</b>	<b>20 x 16.5 x irr</b>
<b>Office</b>	<b>11.5 x 9.5</b>
<b>Media</b>	<b>16 x 15 x irr</b>
<b>Bath 3</b>	<b>9 x 8</b>

The above measurements are from inner wall to inner wall and are rounded to the nearest 1/2 foot. Rooms marked as irregular have angled walls or bays which make the room irregular shape

## Subject Photo Page

Borrower	N/A						
Property Address	12955 Siena Ln						
City	Knoxville	County	Knox	State	TN	Zip Code	37934
Lender/Client	Tabitha McElrath						



### Subject Front

Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

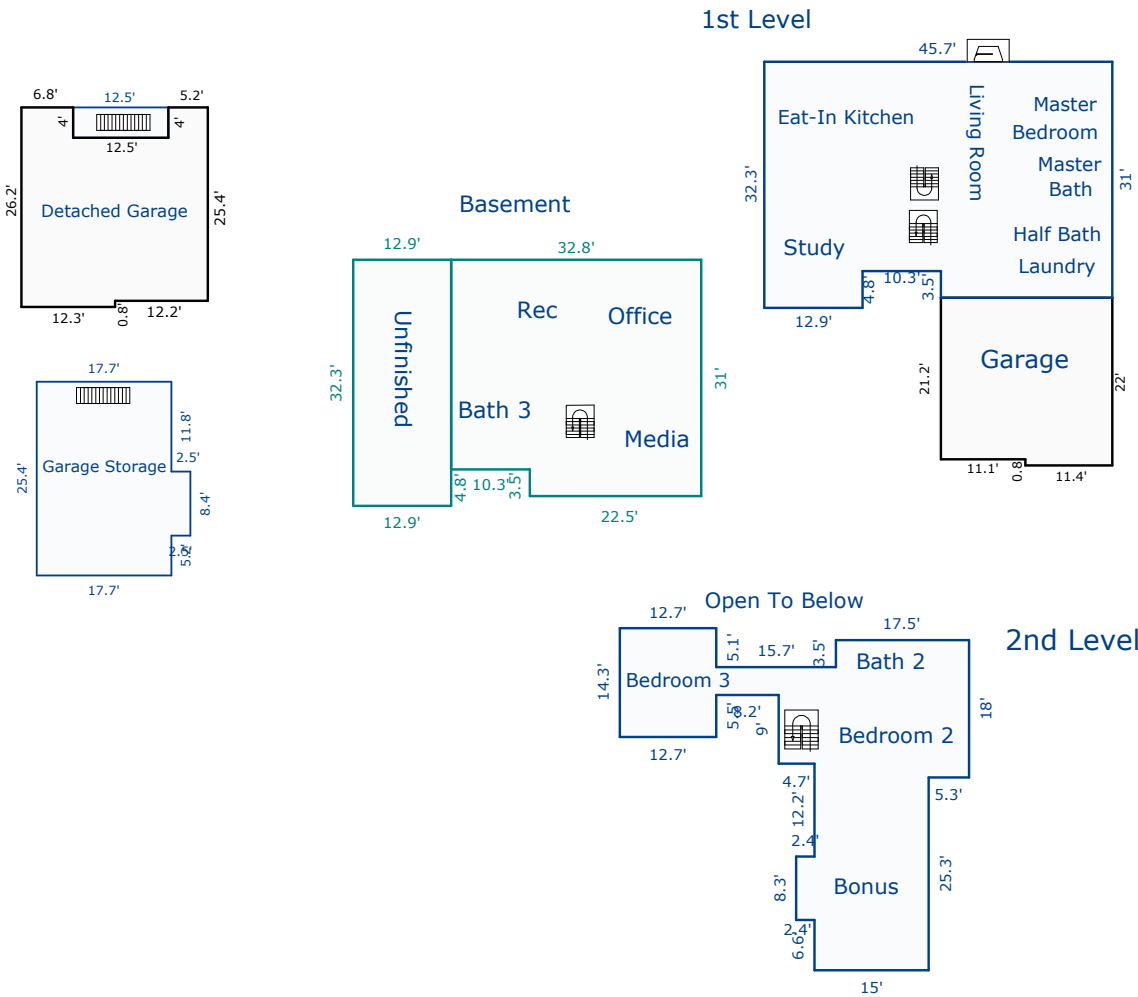


### Subject Rear

### Subject Street

# Building Sketch

Borrower	N/A			
Property Address	12955 Siena Ln			
City	Knoxville	County Knox	State TN	Zip Code 37934
Lender/Client	Tabitha McElrath			



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1397.42	1397.42
GLA2	Second Floor	1026.66	1026.66
BSMT	Finished	980.75	
	Unfinished	416.67	1397.42
GAR	Garage	486.12	
	Detached Garage	582.14	1068.26
OTH	Storage	50.00	
	Storage	470.58	520.58
<b>Net LIVABLE Area</b>		(rounded)	2424

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	12.9 x 4.8	61.92
	45.7 x 27.5	1256.75
	3.5 x 22.5	78.75
<b>Second Floor</b>		
	15.0 x 6.6	99.00
	17.4 x 8.3	144.42
	10.4 x 15.0	156.00
	25.0 x 9.0	225.00
	1.8 x 20.3	36.54
	45.9 x 3.7	169.83
	5.5 x 12.7	69.85
	5.1 x 12.7	64.77
	3.5 x 17.5	61.25
<b>12 Items</b>		(rounded) <b>2424</b>