

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	
	0045544
DATE	
	08/27/2019
REFERENCE	
Internal Order #:	0045544
Lender Case #:	
Client File #:	
Main File # on form:	0045544
Other File # on form:	
Federal Tax ID:	62-1867763
Employer ID:	

TO:

 Scott Groth

 Telephone Number: (865) 318-1492 Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: N/A Client: Scott Groth
 Purchaser/Borrower: N/A
 Property Address: 638 Saint Johns Ct
 City: Knoxville
 County: Knox State: TN Zip: 37934
 Legal Description: Lot 6 Prestwick Place

FEES	AMOUNT
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measurement	75.00
SUBTOTAL	
	75.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0
TOTAL DUE			\$ 75.00

Subject Photo Page

Borrower	N/A						
Property Address	638 Saint Johns Ct						
City	Knoxville	County	Knox	State	TN	Zip Code	37934
Lender/Client	N/A						



Subject Front



Subject Street

Supplemental Addendum

File No. 0045544

Borrower	N/A						
Property Address	638 Saint John Ct						
City	Knoxville	County	Knox	State	TN	Zip Code	37934
Lender/Client	N/A						

Measurements for 638 Saint Johns Ct

1st Level	2769 square feet
Finished Basement	1332 square feet
Unfinished Basement	1403 square feet
Garage	624 square feet

The above measurements are completed according to appraisal industry standards.

Interior Room Measurements

1st Floor

Eat-In Kitchen	27 x 11.5
Laundry	9.5 x 8
Living	18.5 x 18
Dining	14.5 x 13
Half Bath	6.5 x 5
Master Bed	15.5 x 15.5
Master Sitting	13.5 x 12 x irr
Master Bath	17.5 x 11 x irr
Bedroom 2	12 x 12
Bedroom 3	14 x 12.5
Bath 2	12 x 9

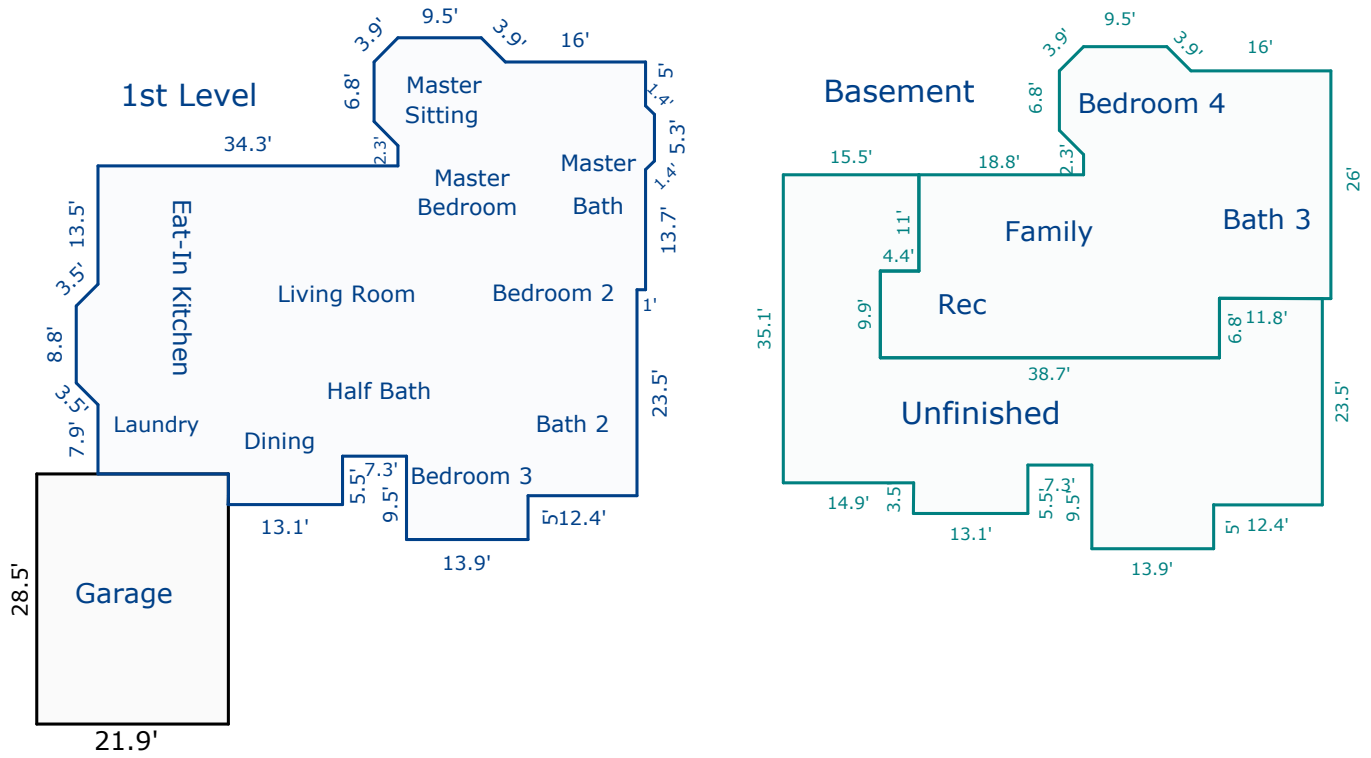
Basement

Bedroom 4	18.5 x 13 x irr
Bath 3	11 x 10.5
Family	20 x 15
Rec	19 x 17.5

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

Building Sketch

Borrower	N/A			
Property Address	638 Saint Johns Ct			
City	Knoxville	County Knox	State TN	Zip Code 37934
Lender/Client	N/A			



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2769.46	2769.46
BSMT	Unfinished	1403.35	
	Finished	1332.01	2735.36
GAR	Garage	624.15	624.15
Net LIVABLE Area		(rounded)	2769

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	0.0 x	1.0	0.02
	3.5 x	13.1	45.60
	28.0 x	2.0	56.13
	5.0 x	13.9	69.50
	4.5 x	26.3	118.35
	8.4 x	61.6	515.08
	8.8 x	64.0	563.49
0.5 x	2.5 x	2.5	3.06
0.5 x	1.8 x	1.8	1.68
0.5 x	0.6 x	0.6	0.21
	62.2 x	1.8	113.99
	0.6 x	28.7	16.28
	14.1 x	62.6	884.70
	4.5 x	29.2	131.32
0.5 x	0.6 x	0.6	0.16
0.5 x	0.4 x	0.4	0.09
	0.8 x	32.0	25.92
0.5 x	2.8 x	2.8	3.80
0.5 x	2.8 x	2.8	3.80
	6.0 x	31.0	185.78
	9.5 x	2.8	26.20
0.5 x	1.0 x	1.0	0.49
0.5 x	2.8 x	2.8	3.80
23 Items			(rounded) 2769