

INVOICE

FROM:

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

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

INVOICE NUMBER

0057585

DATE

04/11/2023

REFERENCE

Internal Order #: 0057585

Lender Case #:

Client File #:

Main File # on form: 0057585

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

Lesli Fox

Telephone Number: 865-414-4725 Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: N/A Client: Lesli Fox
 Purchaser/Borrower: N/A
 Property Address: 1413 Francis Station Dr
 City: Knoxville
 County: Knox State: TN Zip: 37909
 Legal Description: Francis Station Unit 2 lot 4

FEES

AMOUNT

Exterior Measurement	75.00
interior measurement	25.00

SUBTOTAL 100.00

PAYMENTS

AMOUNT

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

SUBTOTAL 0

TOTAL DUE \$ 100.00

Supplemental Addendum

File No. 0057585

Borrower	N/A				
Property Address	1413 Francis Station Dr				
City	Knoxville	County	KNox	State	TN Zip Code 37909
Lender/Client	N/A				

Measurements for 1413 Francis Station Dr

1st Floor	1019 square feet
2nd Floor	910 square feet
Total	1929 square feet
Garage	440 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.

Interior Room Measurements

1st Floor

Living	14 x 12
Dining	15 x 8
Kitchen	16.5 x 8.5
Den	15 x 14
Half Bath	6 x 4
Laundry Closet	5.5 x 3

2nd Floor

Master Bedroom	15 x 12
Master Bath	8.5 x 8
Master Closet	10.5 x 6.5
Bedroom 2	15.5 x 11
Bedroom 3	14 x 11
Bath 2	7.5 x 5

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

Signature _____
Name Charles Skalet
Date Signed 12/16/2020
State Certification # CR-2399 State TN
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Subject Photo Page

Borrower	N/A						
Property Address	1413 Francis Station Dr						
City	Knoxville	County	KNox	State	TN	Zip Code	37909
Lender/Client	N/A						

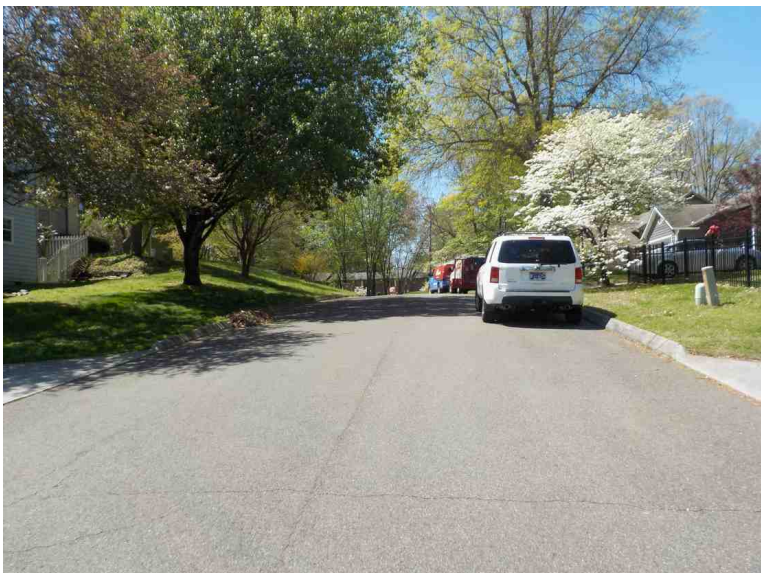


Subject Front

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



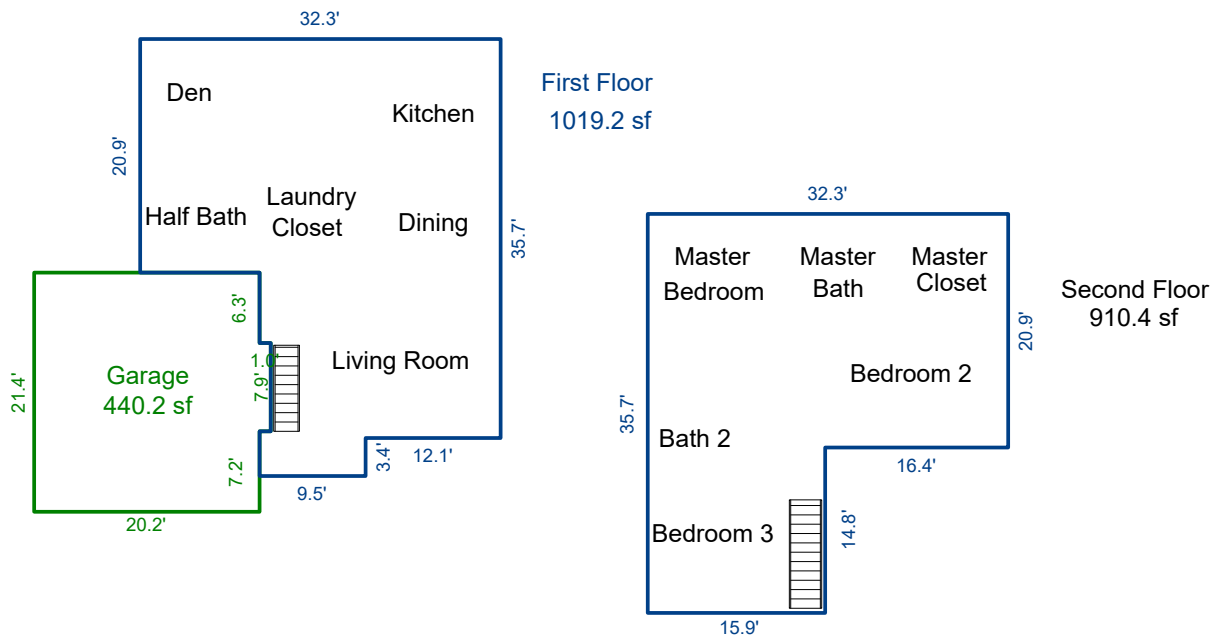
Subject Rear



Subject Street

Building Sketch

Borrower	N/A				
Property Address	1413 Francis Station Dr				
City	Knoxville	County	KNox	State	TN
Lender/Client	N/A				
				Zip Code	37909



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1019.2	144.8	1019.2	First Floor	27.2 x	21.6 x	=	587.5
GLA2	Second Floor	1.0	910.4	136.0	910.4		20.6 x	8.5 x	=	175.1
GAR	Garage	1.0	440.2	85.2	440.2		20.9 x	10.7 x	=	223.6
							1.0 x	0.6 x	=	0.6
							9.5 x	3.4 x	=	32.3
						Second Floor	32.3 x	20.9 x	=	675.1
							15.9 x	14.8 x	=	235.3
	Net LIVABLE	cnt	2 (rounded)		1,930	7 total items			(rounded)	1,930