

INVOICE

FROM:

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

Telephone Number: (865) 588-4008

Fax Number:

TO:

Nicole Brown

E-Mail:

Telephone Number: 561-305-0128

Fax Number:

Alternate Number:

INVOICE NUMBER

0058378

DATES

Invoice Date: 07/19/2023

Due Date: 06/26/2023

REFERENCE

Internal Order #: 0058378

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 0058378

Other File # on form: 0058378

Federal Tax ID: 62-1867763

Employer ID:

DESCRIPTION

Lender: N/A Client: Nicole Brown
 Purchaser/Borrower: N/A
 Property Address: 11417 Bancroft Ln
 City: Farragut
 County: Knox State: TN Zip: 37934
 Legal Description: Lot 85 Sweet Briar Unit 5

FEES

AMOUNT

Measurement	100.00
Interior	25.00

SUBTOTAL 125.00

PAYMENTS

AMOUNT

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

SUBTOTAL 0

TOTAL DUE \$ 125.00

Supplemental Addendum

File No. 0058378

Borrower	N/A				
Property Address	11417 Bancroft Ln				
City	Farragut	County	Knox	State	TN Zip Code 37934
Lender/Client	N/A				

Measurements of 11417 Bancroft Ln

Main Level 1356 sq ft
Second Level 1894 sq ft
Total 3250 sq ft

Garage 739 sq ft
Unfinished Attic 671 sq ft

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 measurement report.

Interior Rooms

1st Level

Dining 15.5 x 11
Eat-In Kitchen 25.5 x 13
Living 20 x 15.5
Half Bath 5 x 4.5
Office 13.5 x 11

2nd Level

Bedroom 1 16.5 x 13.5
Bath 1 17.5 x 6 x irr
Bedroom 2 13 x 10.5 x irr
Bath 2 12 x 5
Bedroom 3 14 x 11.5
Bath 3 9.5 x 8 x irr
Bedroom 4 13 x 12
Laundry 11 x 5.5
Bonus 23.5 x 14

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

Signature _____
 Name Charles Skalet
 Date Signed 07/17/2023
 State Certification # CR-2399 State TN
 Or State License # _____ State _____

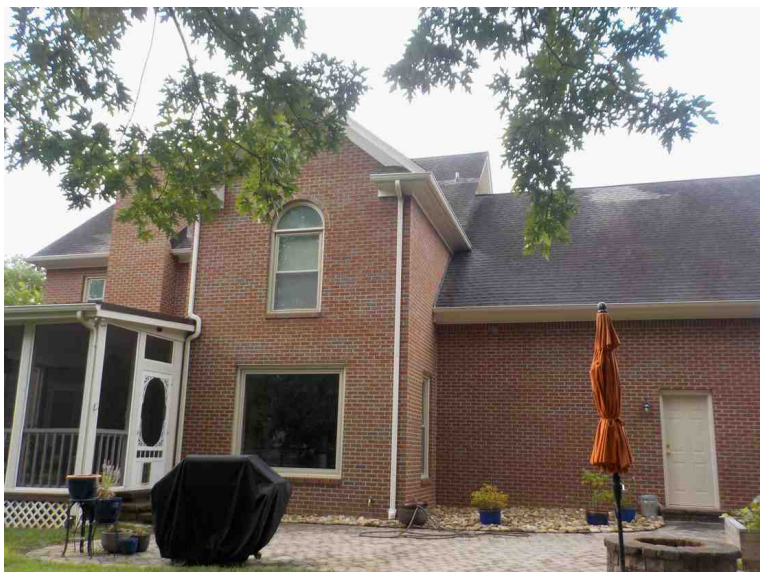
Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Subject Photo Page

Borrower	N/A				
Property Address	11417 Bancroft Ln				
City	Farragut	County	Knox	State	TN Zip Code 37934
Lender/Client	N/A				



Subject Front



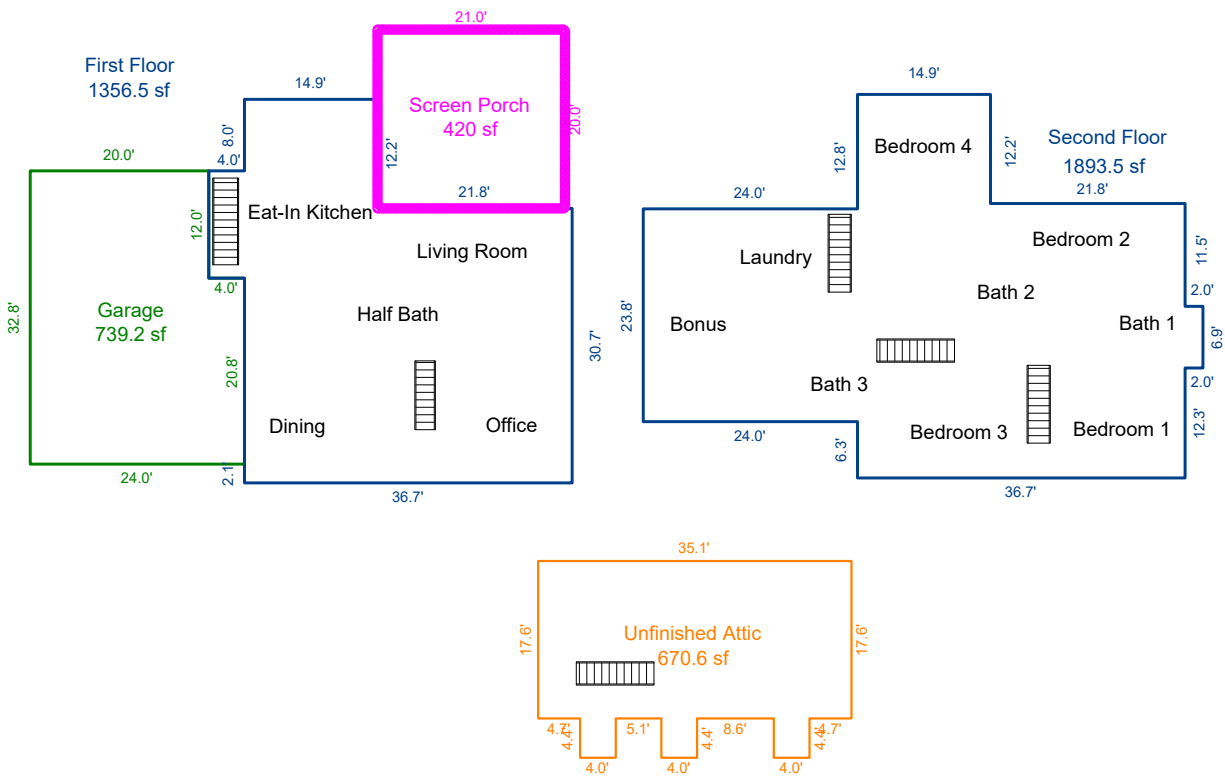
Subject Rear



Subject Street

Building Sketch

Borrower	N/A			
Property Address	11417 Bancroft Ln			
City	Farragut	County	Knox	State TN Zip Code 37934
Lender/Client	N/A			



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	1356.5	167.2	1356.5	First Floor	12.0 x	4.0 =		48.0	
GLA2	Second Floor	1.0	1893.5	211.2	1893.5		36.7 x	2.1 =		77.1	
GAR	Garage	1.0	739.2	113.6	739.2		40.8 x	14.9 =		607.9	
OTH	Unfinished Attic	1.0	670.6	131.8	670.6		28.6 x	21.8 =		623.5	
P/P	Screen Porch	1.0	420.0	82.0	420.0	Second Floor	6.9 x	2.0 =		13.8	
							36.7 x	30.7 =		1126.7	
							14.9 x	12.2 =		181.8	
							24.0 x	23.8 =		571.2	
	Net LIVABLE	cnt	2 (rounded)		3,250	8 total items			(rounded)	3,250	