Subject Photo Page

Client	Lisa Sinclair						
Property Address	12207 Mallard Bay Dr						
City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender	N/A						



Subject Front

12207 Mallard Bay Dr

Sales Price	
Gross Living Area	4,820
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	4.1
Location	
View	N;Res;
Site	19365 sf
Quality	
Age	21



Subject Rear



Subject Street

Photograph Addendum

Client	Lisa Sinclair						
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City	Knoxville	County	Knox	State	TN	Zip Code	37922
Lender	N/A						



Left Side Exterior



Right Side Exterior

Photograph Addendum

Client	Lisa Sinclair						
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Lender	N/A						



Pool Pavilion-Outdoor Kitchen



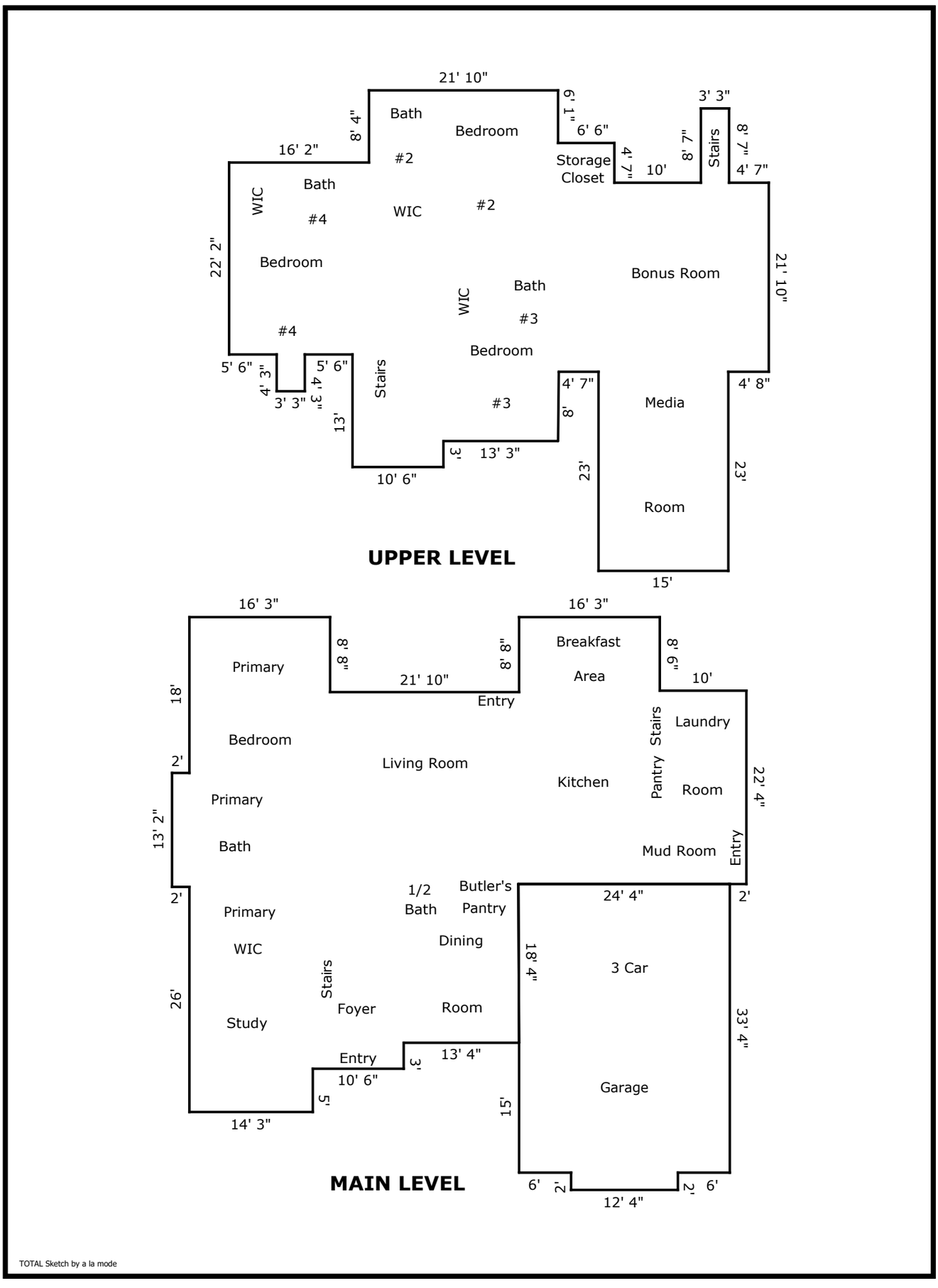
Unfinished Attic Pic #1



Unfinished Attic Pic #2

Building Sketch (Page - 1)

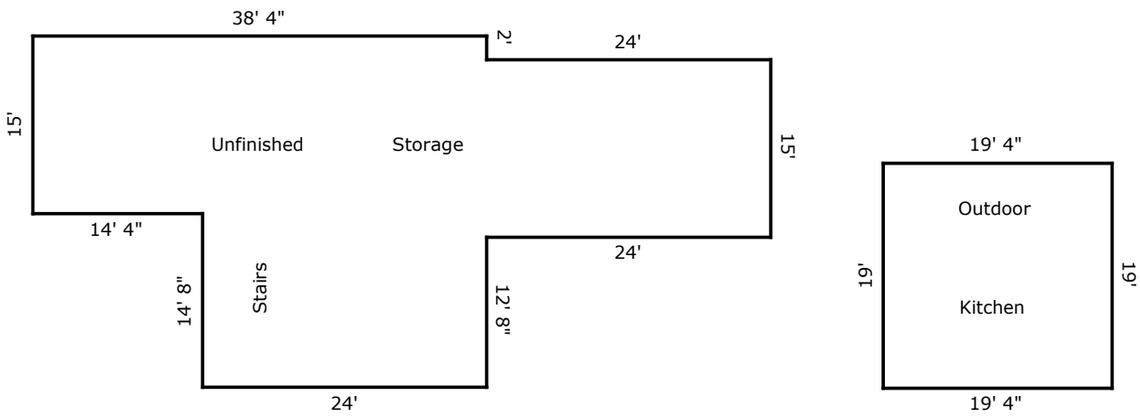
Client	Lisa Sinclair						
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Lender	N/A						



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Client	Lisa Sinclair						
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Lender	N/A						



UNFINISHED ATTIC

POOL PAVILION

TOTAL Sketch by a la mode

Building Sketch (Page - 3)

Client	Lisa Sinclair						
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Lender	N/A						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	2578.65 Sq ft	13.17 × 2	= 26.33
		16.25 × 8.67	= 140.83
		16.25 × 8.5	= 138.12
		22.33 × 26.25	= 586.25
		38.08 × 22.17	= 844.18
		26.33 × 14.25	= 375.25
		21.33 × 10.5	= 224
		18.33 × 13.25	= 242.92
		0.5 × 18.33 × 0.08	= 0.76
Second Floor	2241.39 Sq ft	3.25 × 8.58	= 27.9
		15 × 23	= 345
		3.25 × 4.25	= 13.81
		21.83 × 17.83	= 389.36
		26.42 × 6.42	= 169.51
		0.5 × 0.08 × 8	= 0.33
		26.42 × 0.08	= 2.2
		40.5 × 13.25	= 536.62
		43.5 × 8.58	= 373.37
		35.17 × 1.92	= 67.4
		22.17 × 14.25	= 315.88
Total Living Area (Rounded):	**4820 Sq ft**		
Non-living Area			
3 Car Built In	836.54 Sq ft	12.33 × 2	= 24.67
		33.33 × 24.33	= 811.11
		0.5 × 18.33 × 0.08	= 0.76
Unfinished Attic	1287 Sq ft	15 × 24	= 360
		15 × 14.33	= 215
		24 × 29.67	= 712
Pool Pavilion-Outdoor Kitchen	367.33 Sq ft	19.33 × 19	= 367.33

BUILDING AREA ADDENDUM

Borrower	Not Applicable			File No.	
Property Address	12207 Mallard Bay Dr				
City	Knoxville	County Knox	State TN	Zip Code	37922
Lender	N/A				

Gross Living Area (GLA) _____ S.F.

Gross Building Area (GBA) _____ S.F.

Areas	Square Footage		
Basement	_____	s.f.	____ % of GBA
Level 1	_____	s.f.	____ % of GBA
Level 2	_____	s.f.	____ % of GBA
Level 3	_____	s.f.	____ % of GBA
Garage	_____	s.f.	____ % of GBA
Other	_____	s.f.	____ % of GBA

Area Dimensions						Type of Area				Level		
Measurements			Factor		Area	Living	Bsmnt	Garage	Other	One	Two	Three
6.00	X	10.00	X		= Foyer	☐	☐	☐	☐	☒	☐	☐
13.10	X	13.10	X		= Study	☐	☐	☐	☐	☒	☐	☐
14.80	X	13.60	X		= Dining Room	☐	☐	☐	☐	☒	☐	☐
5.00	X	5.80	X		= Half Bath	☐	☐	☐	☐	☒	☐	☐
18.40	X	17.00	X		= Kitchen	☐	☐	☐	☐	☒	☐	☐
8.90	X	15.50	X		= Breakfast Area	☐	☐	☐	☐	☒	☐	☐
4.11	X	7.50	X		= Butler Pantry	☐	☐	☐	☐	☒	☐	☐
6.10	X	9.30	X		= Mud Room	☐	☐	☐	☐	☒	☐	☐
14.11	X	5.70	X		= Laundry Room	☐	☐	☐	☐	☒	☐	☐
19.90	X	15.40	X		= Primary BR	☐	☐	☐	☐	☒	☐	☐
14.70	X	13.30	X		= Primary Bath	☐	☐	☐	☐	☒	☐	☐
9.90	X	13.40	X		= Primary WIC	☐	☐	☐	☐	☒	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐
	X		X		=	☐	☐	☐	☐	☐	☐	☐

BUILDING AREA ADDENDUM

Borrower	Not Applicable			File No.	
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City	Knoxville	County Knox	State TN	Zip Code	37922
Lender	N/A				

Gross Living Area (GLA) _____ S.F.

Gross Building Area (GBA) _____ S.F.

Areas	Square Footage		
Basement	_____	s.f.	____ % of GBA
Level 1	_____	s.f.	____ % of GBA
Level 2	_____	s.f.	____ % of GBA
Level 3	_____	s.f.	____ % of GBA
Garage	_____	s.f.	____ % of GBA
Other	_____	s.f.	____ % of GBA

Area Dimensions							Type of Area				Level		
Measurements			Factor		Area		Living	Bsmnt	Garage	Other	One	Two	Three
22.00	X	15.50	X	=	Media Room		☐	☐	☐	☐	☐	☒	☐
20.11	X	23.70	X	=	Bonus Room		☐	☐	☐	☐	☐	☒	☐
14.00	X	15.80	X	=	Bedroom 2		☐	☐	☐	☐	☐	☒	☐
7.11	X	5.11	X	=	Bath 2		☐	☐	☐	☐	☐	☒	☐
5.70	X	5.10	X	=	BR 2 WIC		☐	☐	☐	☐	☐	☒	☐
13.90	X	13.40	X	=	Bedroom 3		☐	☐	☐	☐	☐	☒	☐
5.11	X	8.80	X	=	Bath 3		☐	☐	☐	☐	☐	☒	☐
5.11	X	4.40	X	=	BR 3 WIC		☐	☐	☐	☐	☐	☒	☐
15.30	X	13.30	X	=	Bedroom 4		☐	☐	☐	☐	☐	☒	☐
3.90	X	5.30	X	=	BR 4 Area		☐	☐	☐	☐	☐	☒	☐
5.80	X	5.11	X	=	BR 4 WIC		☐	☐	☐	☐	☐	☒	☐
5.70	X	8.11	X	=	Bath 4		☐	☐	☐	☐	☐	☒	☐
6.10	X	10.20	X	=	Window Loft		☐	☐	☐	☐	☐	☒	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
29.80	X	24.00	X	=	UF Attic		☐	☐	☐	☒	☐	☐	☒
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐
	X		X	=			☐	☐	☐	☐	☐	☐	☐

Plat Map

Client	Lisa Sinclair						
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Lender	N/A						

