

MEASUREMENT REPORT



LOCATED AT

243 BURWELL AVE
HENDERSON, NC 27536

FOR

MONICA NAVASQUERRA

AS OF

11/29/2023

BY

GLENN DAY
160 MEADOW GLEN DR
WAKE FOREST, NC 27587
(919) 539-3706
GLENNDAY@NC.RR.COM

MEASUREMENTS

FILE NUMBER: 23112701

PROPERTY ADDRESS: 243 BURWELL AVE

CITY: HENDERSON

COUNTY: VANCE

STATE: NC

ZIP: 27536

CLIENT: MONICA NAVASQUERRA

**TOTAL ABOVE GRADE: 13 ROOMS / 5 BEDROOMS / 2 FULL BATHS / 1 HALF BATHS / 3022 HSF
PLUS 81 SF FINISHED STORAGE**

MAIN LEVEL: 7 ROOMS / 1 BEDROOMS / 1 FULL BATHS / 1 HALF BATHS / 1641 HSF

FOYER: 14.1' X 3.8'

FAMILY ROOM: 14.1' X 14.1' (HAS A NON-FUNCTIONING FIREPLACE)

DINING ROOM: 13.5' X 11.4'

SUN ROOM: 14.4' X 7.9' (OFF OF DINING ROOM)

DINING AREA: 15.2' X 13.9'

KITCHEN: 14.5' X 12.3'

MUD/LAUNDRY: 11.7' X 6.7'

HALF BATH

MAIN BEDROOM: 14.2' X 13.2'

FULL BATH

SECOND LEVEL: 5 ROOMS / 5 BEDROOMS / 1 FULL BATHS / 0 HLF BATHS / 1097 HSF

BEDROOM #2: 14.2' X 13.2'

BEDROOM #3: 14.2' X 11.8' (HAS A 5.8' X 4.1' FLEX SPACE OFF BEDROOM)

BEDROOM #4: 13.2' X 11.6'

FULL BATH

BEDROOM #5: 11.8' X 11.4'

THIRD LEVEL: 1 ROOMS / 0 BEDROOMS / 0 FULL BATHS / 0 HLF BATHS / 284 HSF PLUS 81 SF

BONUS ROOM: 19.3' X 15.5' (HAS A 8.6' X 6.8' FINISHED STORAGE AREA AT TOP OF STAIRS)
(CANNOT BE INCLUDED IN HSF SINCE CEILING HEIGHT IS ONLY)
(6.2'. MUST BE 7.0' MINIMUM FOR HSF)

FRONT PORCH: 40.8' X 8.5'

DECK: 14.7' X 5.4'

DETACHED STORAGE BUILDING: 435 SF

SKETCH/AREA TABLE ADDENDUM

File No 23112701

SUBJECT

Property Address 243 BURWELL AVE

City HENDERSON

State NC

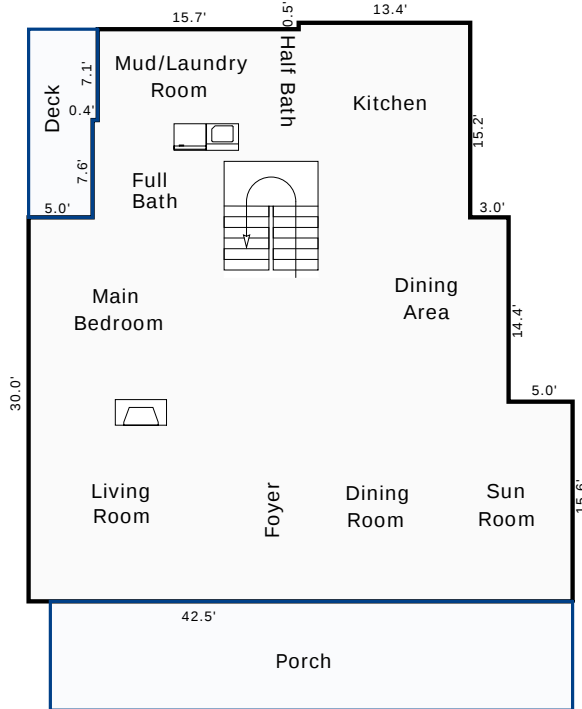
Zip 27536

Borrower

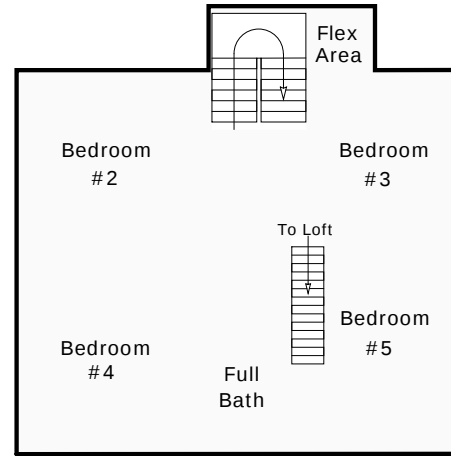
Lender/Client MONICA NAVASQUERRA

Appraiser Name GLENN DAY

IMPROVEMENTS SKETCH



First Floor



Second Floor

Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1640.51	1640.51
GLA2	Second Floor	1097.52	1097.52
P/P	Porch	346.80	
	Deck	76.34	423.14
Net LIVABLE Area		(rounded)	2738

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
42.5	x	15.6	663.00
7.6	x	29.5	224.20
14.4	x	37.5	540.00
7.1	x	29.1	206.61
0.5	x	13.4	6.70
Second Floor			
0.5	x	34.4	0.35
	x	5.0	65.00
0.5	x	6.4	0.07
30.0	x	34.4	1032.10
9 Items		(rounded)	2738

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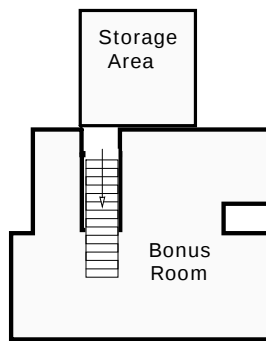
Zip 27536

Borrower

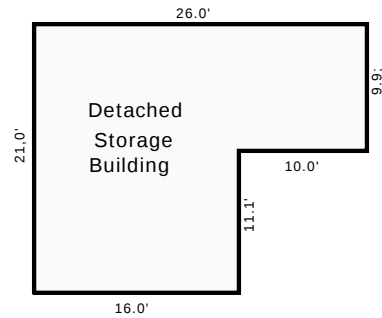
Lender/Client MONICA NAVASQUERRA

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IMPROVEMENTS SKETCH



Third Floor



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA3	Third Floor	301.82	
	stair well	-18.00	283.82
GBA1	Storage Building	435.00	435.00
GBA3	Third Floor	81.00	81.00
Net LIVABLE Area (rounded)			284
Net BUILDING Area (rounded)			516

LIVING/BUILDING AREA BREAKDOWN

Breakdown			Subtotals
Third Floor			
2.0	x	3.8	7.60
18.4	x	3.8	69.92
2.0	x	11.6	23.20
2.3	x	14.9	34.27
20.1	x	8.3	166.83
stair well			
6.0	x	3.0	-18.00
Storage Building			
16.0	x	11.1	177.60
26.0	x	9.9	257.40
Third Floor			
9.0	x	9.0	81.00
9 Items		(rounded)	800