

SKETCH/AREA TABLE ADDENDUM

Case No **EadesC**

File No **YNG-SPICETREE-CT-25**

SUBJECT

Property Address **25 Spicetree Court**

City **Youngsville**

County **Franklin**

State **NC**

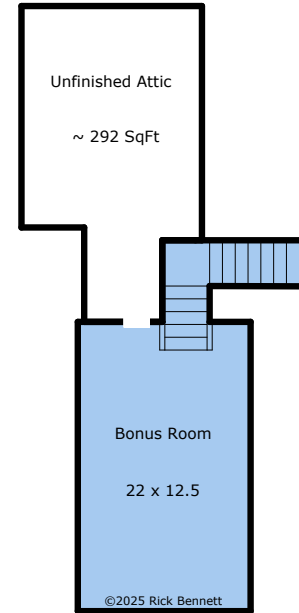
Zip **27596**

Borrower

Lender/Client **Claudia Eades**

Appraiser Name

IMPROVEMENTS SKETCH



- Measured on 5/28/2025 -

- All measurements are approximate.

- Appliance Symbols on Sketch Indicate Location of Current Appliances or Apparent Connections for Appliances Only. Inclusion on Sketch Does Not Necessarily Indicate Appliances Are To Convey -

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Scale: **1 = 15**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1917.02	1917.02
GLA2	Second Floor	356.22	356.22
GAR	Garage	513.22	513.22
P/P	Porch	83.20	
	Screened Porch	254.00	
	Patio	118.50	455.70
OTH	Unfinished Attic	292.17	292.17
Net LIVABLE Area (rounded)			2273

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
	39.60	x 2.80	110.88
	11.80	x 23.60	278.48
	5.00	x 23.50	117.50
	5.00	x 14.10	70.50
	19.02	x 53.90	1024.92
0.5 x	2.02	x 2.02	2.03
	0.22	x 13.02	2.80
	4.78	x 55.92	267.54
	1.00	x 11.90	11.90
0.5 x	2.02	x 2.02	2.03
	2.58	x 11.00	28.43
Second Floor			
	13.50	x 22.60	305.10
	2.80	x 3.70	10.36
0.5 x	7.60	x 0.02	0.08
	11.30	x 3.60	40.68
15 Items (rounded)			2273