

SUBJECT

File No **4-21-23**

Zip 27596

L/C Address Coldwell Banker HPW, The Jim Allen Group

Appraiser Name



Comments:

Scale: 1" = 12'

AREA CALCULATIONS

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor	13.150	x 6.000	78.9000
	44.150	x 5.800	256.0700
	15.900	x 23.700	376.8300
	61.150	x 12.350	755.2025
	1.350	x 18.400	24.8400
	6.000	x 29.350	176.1000
	6.700	x 12.800	85.7600
	11.000	x 61.150	672.6500
	11.550	x 66.550	768.6525
	Garage	23.700	x 21.700
40.700		x 3.300	-134.3100
1.350		x 18.400	-24.8400
1.200		x 11.500	-13.8000
16.750		x 15.500	-259.6250
1.400		x 3.750	-5.2500
1.000		x 35.150	-35.1500
16 Items (rounded)			2208

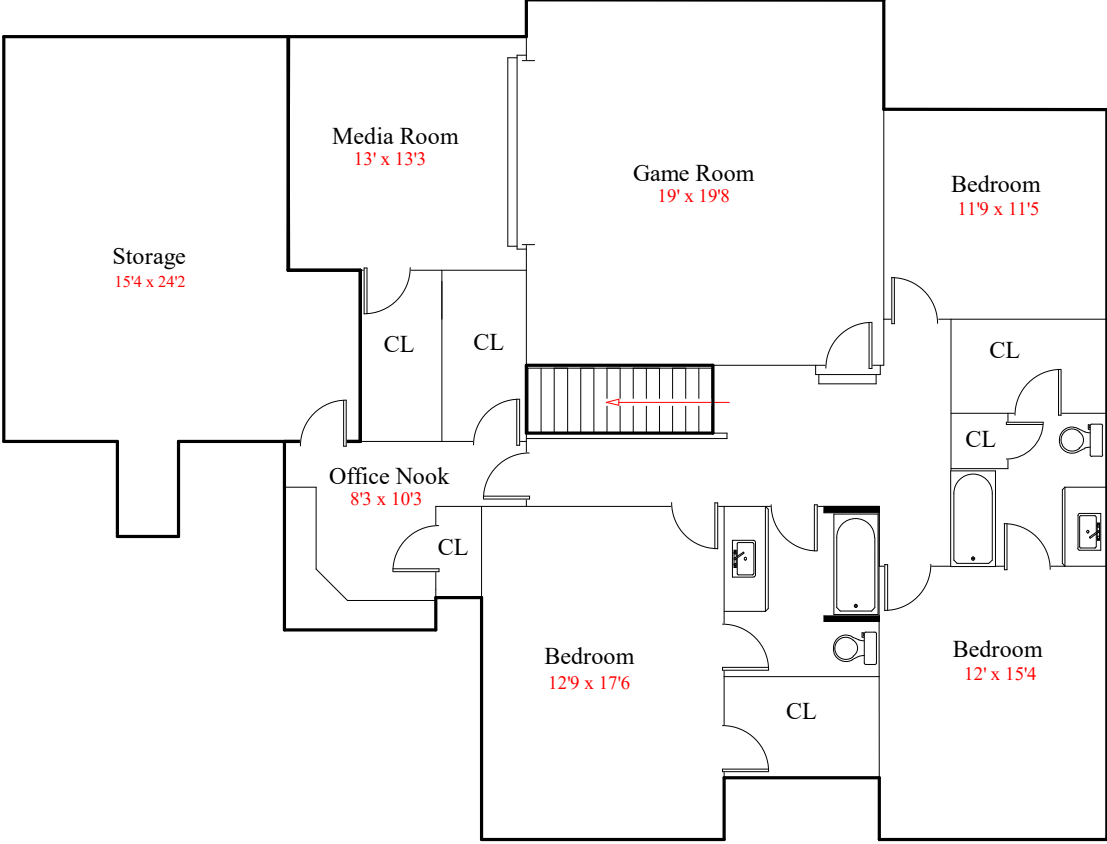
SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Case No	JAG Measuring Dept			File No	4-21-23
Property Address	310 Hidden Lake Dr				
City	Youngsville	State	NC	Zip	27596
Borrower					
Lender/Client	Tom Bohr	L/C Address	Coldwell Banker HPW, The Jim Allen Group		
Appraiser Name					



Comments:

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	1746.0800	
	Area Removed	-37.3855	1708.6945
OTH	Storage	393.7313	393.7313
Net LIVABLE Area		(rounded)	1709

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
Second Floor		
0.5 x	0.023 x	0.117
	33.984 x	9.783
	3.250 x	12.373
	12.350 x	0.117
	3.367 x	13.178
	44.699 x	8.500
	1.750 x	8.221
0.5 x	0.004 x	9.300
0.5 x	0.006 x	8.500
0.5 x	0.001 x	1.750
	44.490 x	8.729
	40.586 x	9.300
	1.982 x	19.433
0.5 x	0.007 x	3.950
0.5 x	0.017 x	8.729
0.5 x	0.018 x	19.433
	32.359 x	3.950
	32.367 x	0.021
0.5 x	0.021 x	12.123
Area Removed		
	10.150 x	3.683
20 Items		(rounded)
		1709

CALCULATIONS ADDENDUM

SUBJECT

Case No **JAG Measuring Dept**

File No **4-21-23**

Property Address **310 Hidden Lake Dr**

City **Youngsville**

State **NC**

Zip **27596**

Borrower

Lender/Client **Tom Bohr**

L/C Address **Coldwell Banker HPW, The Jim Allen Group**

Appraiser Name

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3195.0050	2207.7400
	Garage	-987.2650	
GLA2	Second Floor	1746.0800	1708.6945
	Area Removed	-37.3855	
OTH	Storage	393.7313	393.7313
Net LIVABLE Area		(rounded)	3916

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
13.150	x	6.000	78.9000
44.150	x	5.800	256.0700
15.900	x	23.700	376.8300
61.150	x	12.350	755.2025
1.350	x	18.400	24.8400
6.000	x	29.350	176.1000
6.700	x	12.800	85.7600
11.000	x	61.150	672.6500
11.550	x	66.550	768.6525
Garage			
23.700	x	21.700	-514.2900
40.700	x	3.300	-134.3100
1.350	x	18.400	-24.8400
1.200	x	11.500	-13.8000
16.750	x	15.500	-259.6250
1.400	x	3.750	-5.2500
1.000	x	35.150	-35.1500
Second Floor			
0.5	x	0.023	0.0014
33.984	x	9.783	332.4800
3.250	x	12.373	40.2129
12.350	x	0.117	1.4400
3.367	x	13.178	44.3637
44.699	x	8.500	379.9407
1.750	x	8.221	14.3869
0.5	x	0.004	0.0167
0.5	x	0.006	0.0268
0.5	x	0.001	0.0011
44.490	x	8.729	388.3660
40.586	x	9.300	377.4517
1.982	x	19.433	38.5149
0.5	x	0.007	0.0148
0.5	x	0.017	0.0723
0.5	x	0.018	0.1759
4			91.2288
36 Items		(rounded)	3916

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

First Floor		GLA1	
13.150	x	6.000	= 78.9000
44.150	x	5.800	= 256.0700
15.900	x	23.700	= 376.8300
61.150	x	12.350	= 755.2025
1.350	x	18.400	= 24.8400
6.000	x	29.350	= 176.1000
6.700	x	12.800	= 85.7600
11.000	x	61.150	= 672.6500
11.550	x	66.550	= 768.6525
Area total (rounded)		=	3195

Garage		GLA1	
23.700	x	21.700	= 514.2900
40.700	x	3.300	= 134.3100
1.350	x	18.400	= 24.8400
1.200	x	11.500	= 13.8000
16.750	x	15.500	= 259.6250
1.400	x	3.750	= 5.2500
1.000	x	35.150	= 35.1500
Area total (rounded)		=	-987

Feet-2-Measure

APEX SOFTWARE 800-858-9958

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CALCULATIONS ADDENDUM

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Borrower					
Lender/Client	Tom Bohr	L/C Address	Coldwell Banker HPW, The Jim Allen Group		
Appraiser Name					

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

Second Floor					GLA2	
0.5	x	0.023	x	0.117	=	0.0014
		33.984	x	9.783	=	332.4800
		3.250	x	12.373	=	40.2129
		12.350	x	0.117	=	1.4400
		3.367	x	13.178	=	44.3637
		44.699	x	8.500	=	379.9406
		1.750	x	8.221	=	14.3869
0.5	x	0.004	x	9.300	=	0.0167
0.5	x	0.006	x	8.500	=	0.0268
0.5	x	0.001	x	1.750	=	0.0011
		44.490	x	8.729	=	388.3660
		40.586	x	9.300	=	377.4517
		1.982	x	19.433	=	38.5149
0.5	x	0.007	x	3.950	=	0.0148
0.5	x	0.000	x	0.021	=	0.0000
0.5	x	0.017	x	8.729	=	0.0723
0.5	x	0.018	x	19.433	=	0.1759
		32.359	x	3.950	=	127.8188
2 unlisted calculations					=	0.7955
Area total (rounded)					=	1746

Area Removed				GLA2	
		10.150	x	3.683	= 37.3855
Area total (rounded)				=	-37

Storage				OTH	
		19.367	x	9.300	= 180.1103
		5.167	x	3.333	= 17.2222
		12.700	x	15.451	= 196.2300
0.5	x	9.300	x	0.001	= 0.0055
0.5	x	12.700	x	0.002	= 0.0103
0.5	x	12.700	x	0.024	= 0.1530
Area total (rounded)				=	394