

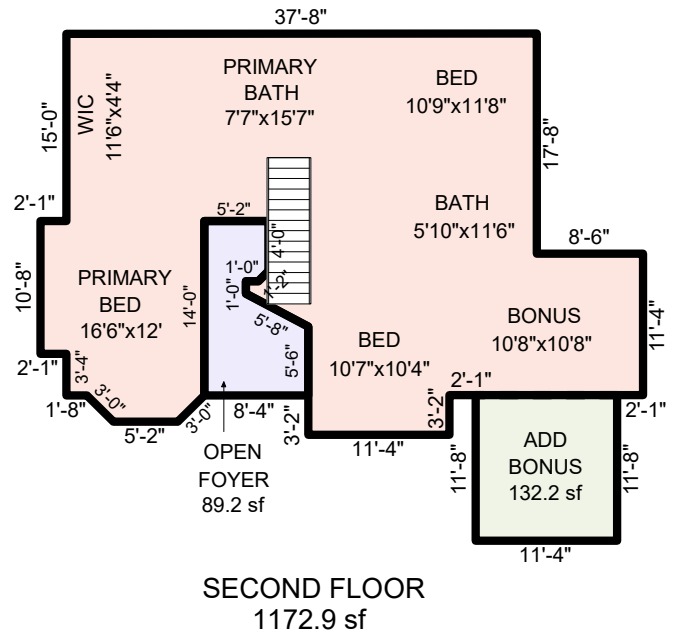
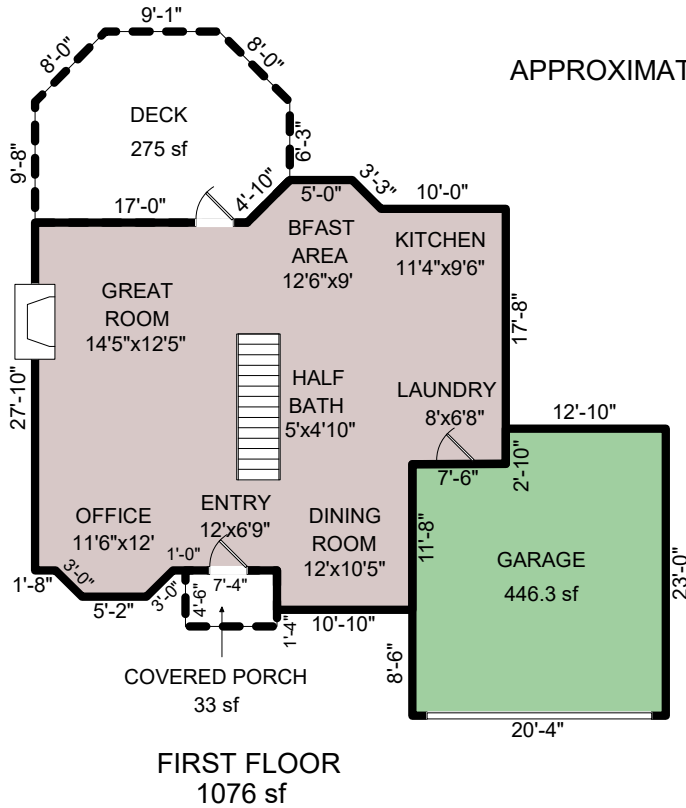
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 2ia024-AI-KMG-2040JeffersonAve		Parcel No.:	
Property Address: 2040 Jefferson Avenue			
City: Gastonia	County:	State: NC	ZipCode: 28056
Owner:			
Client: Susan Hanks		Client Address:	
Appraiser Name: A Measure Up, 980-616-2615, <a href="https://www.ameasureup.com/">https://www.ameasureup.com/</a>			Inspection Date: 02/16/2024

## SKETCH

### APPROXIMATE AREAS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	FIRST FLOOR	1.0	1076.0	142.7	1076.0
GLA2	SECOND FLOOR	1.0	1172.9	191.7	1172.9
GAR	GARAGE	1.0	446.3	86.6	446.3
OTH	BONUS	1.0	132.2	46.0	132.2
P/P	COVERED PORCH	1.0	33.0	23.7	
	DECK	1.0	275.0	62.9	308.0

### COMMENT TABLE 1

Additional bonus area does not meet the requirements for heated living area. Less than 50% of the area has a ceiling height of 7 feet.

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      2,249

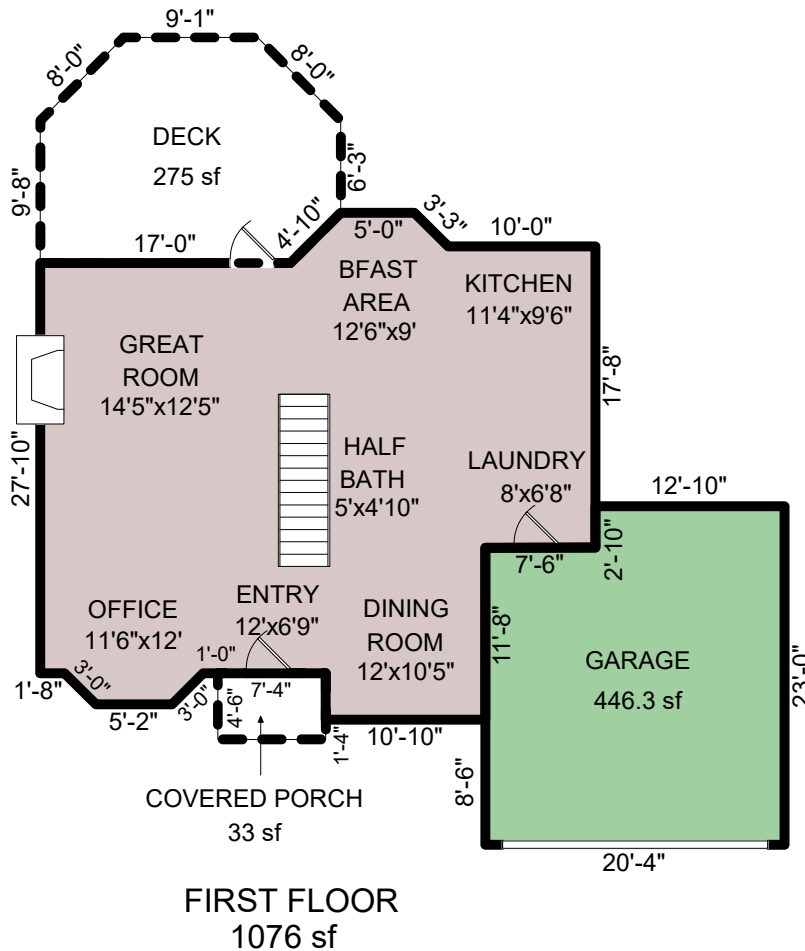
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## SKETCH

### APPROXIMATE AREAS



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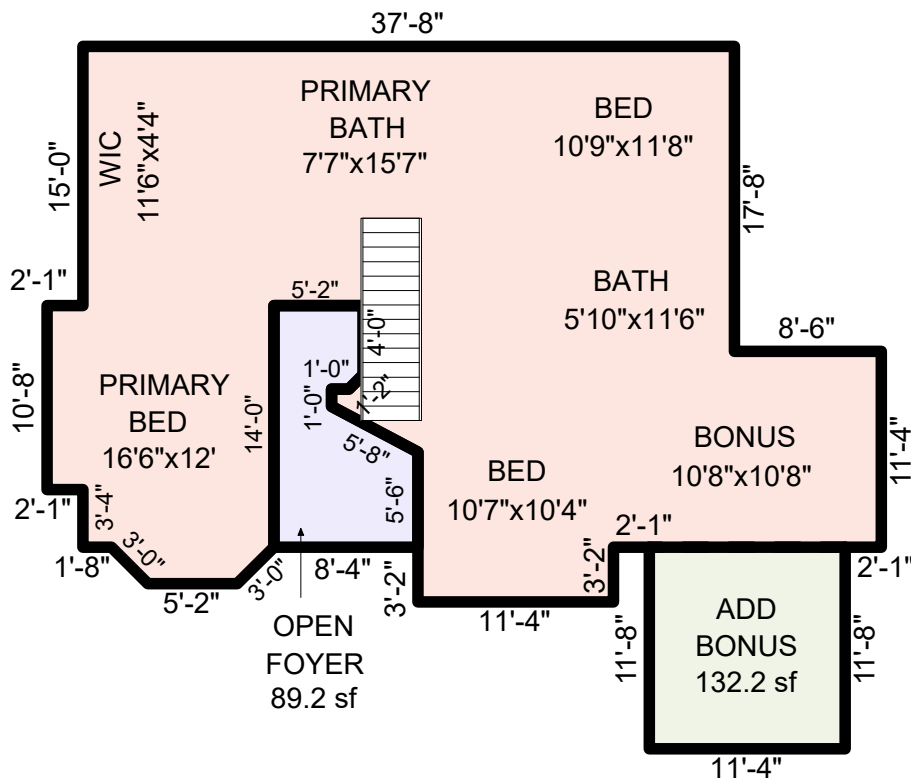
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals	Additional bonus area does not meet the requirements for heated living area. Less than 50% of the area has a ceiling height of 7 feet.			
GLA1	FIRST FLOOR	1.0	1076.0	142.7	1076.0				
GAR	GARAGE	1.0	446.3	86.6	446.3				
P/P	COVERED PORCH	1.0	33.0	23.7	308.0				
	DECK	1.0	275.0	62.9	308.0				
						COMMENT TABLE 2	COMMENT TABLE 3		
Net LIVABLE		cnt	1 (rounded)	1,076					

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## SKETCH

### APPROXIMATE AREAS



**SECOND FLOOR**  
1172.9 sf

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	Additional bonus area does not meet the requirements for heated living area. Less than 50% of the area has a ceiling height of 7 feet.		
GLA2	SECOND FLOOR	1.0	1172.9	191.7	1172.9			
OTH	BONUS	1.0	132.2	46.0	132.2			
Net LIVABLE						cnt	1 (rounded)	1,173
						COMMENT TABLE 2	COMMENT TABLE 3	