

INVOICE

FROM:
 Nina R Mecham, Licensed Appraiser
 514 Broad Street, Apt B8
 New Bern, NC 28560

Telephone Number: 252-675-3901 Fax Number:

INVOICE NUMBER	
1205 Pelican Dr	
DATES	
Invoice Date:	03/10/2025
Due Date:	03/10/2025
REFERENCE	
Internal Order #:	1205 Pelican Dr
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	1205 Pelican Dr
Other File # on form:	1205 Pelican Dr
Federal Tax ID:	
Employer ID:	

TO:
 Virginia Groff, Crystal Coast Realty & Home Svc,LLC
 105 Marina Dr
 New Bern, NC 28560

E-Mail: ginger@cchomerealty.com
 Telephone Number: (252) 876-5763 Fax Number:
 Alternate Number:

Professional Measuring Services

DESCRIPTION

Lender: Virginia Groff, Crystal Coast Realty & Home Svc,LLC Client: Virginia Groff, Crystal Coast Realty & Home Svc,LLC
 Purchaser/Borrower:
 Property Address: 1205 Pelican Sketch
 City: New Bern
 County: Craven State: NC Zip: 28562
 Legal Description:

FEES	AMOUNT
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Measuring & Sketching Services	100.00
Zelle Payment to: 252-675-3901 (ninaroxanne@yahoo.com) Venmo: @Nina-Mecham *** (add 3% when using credit card) for Paypal) Paypal Payment: paypal.me/NinaMecham	
SUBTOTAL	100.00

PAYMENTS	AMOUNT
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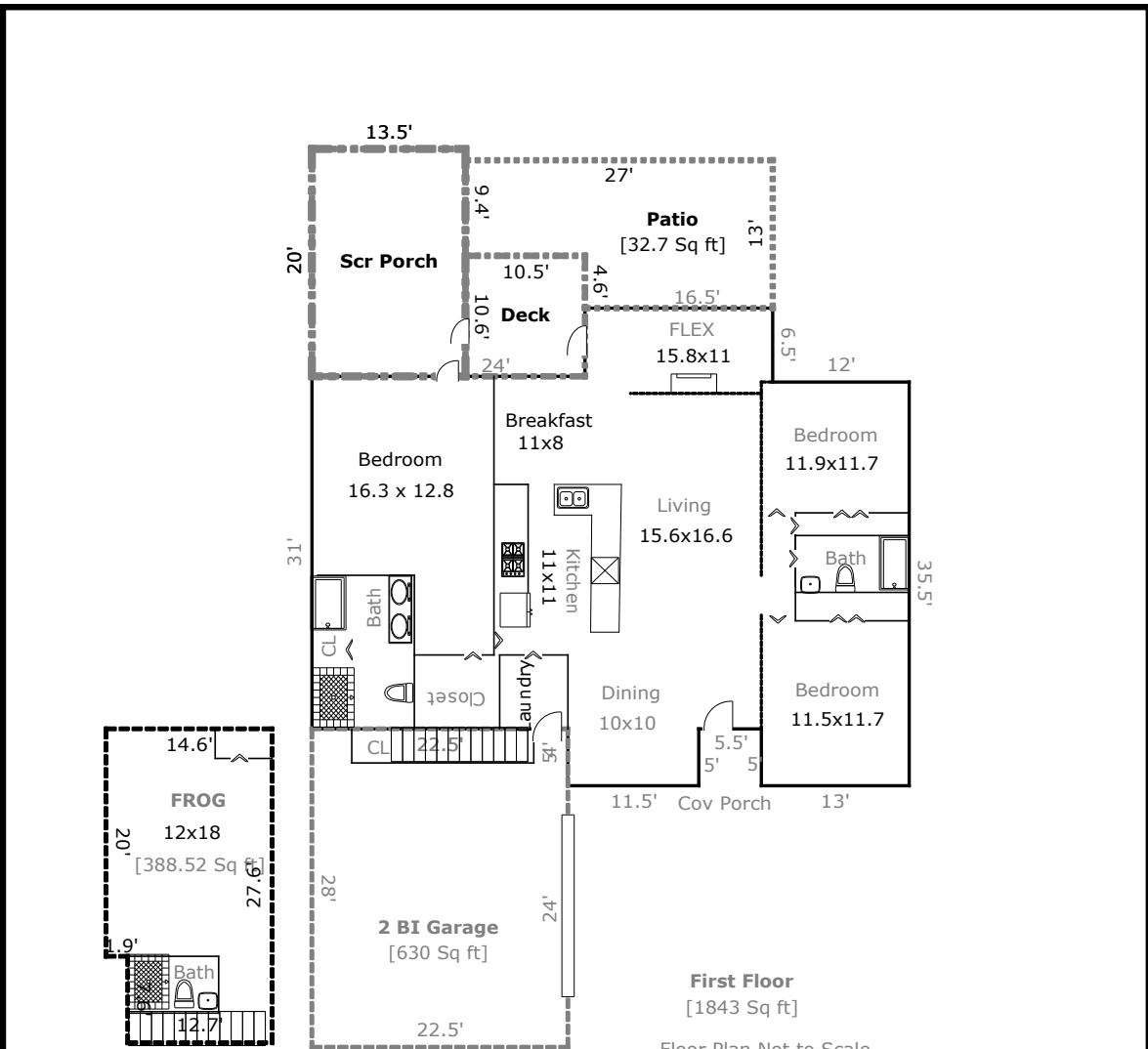
Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0

TOTAL DUE		\$ 100.00
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Building Sketch

Client	Virginia Groff, Crystal Coast Realty & Home Svc, LLC				
Property Address	1205 Pelican Sketch				
City	New Bern	County	Craven	State	NC
Zip Code	28562				
Appraiser	Nina R Mecham				

The subject was measured using the ANSI method of measurement.
 Upper level measured from the interior, Sloped ceiling reduces width, Floor plan not to scale
Sketch Provided by: Nina Mecham, Licensed Appraiser - 252-675-3901



Sketch Provided by Nina Mecham Licensed Appraiser (252) 675-3901

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1843 Sq ft	$11.5 \times 5 = 57.5$ $31 \times 24 = 744$ $37 \times 15.5 = 573.5$ $13 \times 35.5 = 461.5$ $1 \times 6.5 = 6.5$
Total Living Area (Rounded):	1843 Sq ft	
Non-living Area		
2 BI Garage	630 Sq ft	$22.5 \times 28 = 630$
Deck	111.3 Sq ft	$10.5 \times 10.6 = 111.3$
Scr Porch	270 Sq ft	$13.5 \times 20 = 270$
Patio	32.7 Sq ft	$14.6 \times 20 = 292$
FROG	388.52 Sq ft	$7.6 \times 12.7 = 96.52$