

Measurements of Subject Property



LOCATED AT

305 W Ash Ave
Wilburton, OK 74578
See Attached.

FOR

Jones & Livingston Real Estate
305 W Ash Ave
Wilburton, OK 74578

OPINION OF VALUE

AS OF

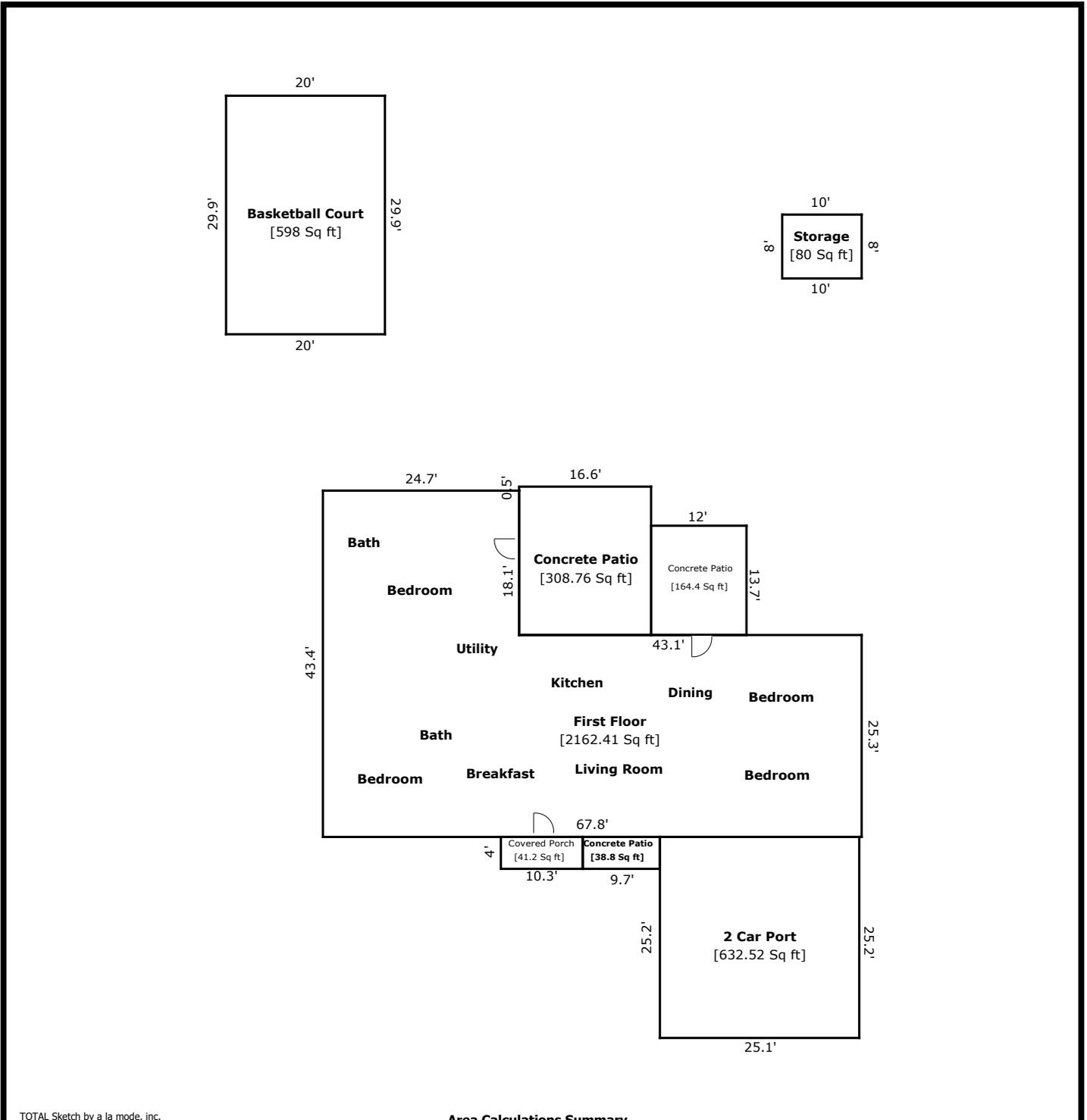
12/19/2026

BY

Bobby E. Ketcher
Advanced Appraisals
P.O. Box 313
Wilburton, OK 74578
(918) 721-2025
Advancedappraisals@att.net

Building Sketch

Borrower	N/A			
Property Address	305 W Ash Ave			
City	Wilburton	County	Latimer	State OK Zip Code 74578
Lender/Client	Jones & Livingston Real Estate			



Area Calculations Summary

Living Area	Calculation Details	
First Floor	2162.41 Sq ft	24.7 × 18.1 = 447.07 25.3 × 67.8 = 1715.34
Total Living Area (Rounded):	2162 Sq ft	
Non-living Area		
Basketball Court	598 Sq ft	29.9 × 20 = 598
Concrete Patio	38.8 Sq ft	4 × 9.7 = 38.8
Covered Porch	41.2 Sq ft	10.3 × 4 = 41.2
2 Car Port	632.52 Sq ft	25.1 × 25.2 = 632.52
Concrete Patio	164.4 Sq ft	12 × 13.7 = 164.4
Concrete Patio	308.76 Sq ft	16.6 × 18.6 = 308.76
Storage	80 Sq ft	10 × 8 = 80

Appraisal License

State of Oklahoma



Glen Mulready, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Bobby E Ketcher

*has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **State Certified Residential Real Estate Appraiser** in the State of Oklahoma.*

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 31st day of October, 2024.

*Glen Mulready, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board*

Members, Oklahoma Real Estate Appraiser Board



Brandon Wotto

Lavonna M. Milam

Expires:
10/31/2027

Oklahoma Appraiser Number:
13366CRA

INVOICE

FROM:

Please Make/Mail Check To:
 Advanced Appraisals
 P.O. BOX 313
 Wilburton, OK 74578

Telephone Number:

Fax Number:

TO:

Jones & Livingston Real Estate
 305 W Ash Ave
 Wilburton, OK 74578

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

20260039

DATES

Invoice Date: 02/19/2026

Due Date: 03/19/2026

REFERENCE

Internal Order #: 20260039

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 20260039

Other File # on form: Jones / Livingston

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: Jones & Livingston Real Estate	Client: Jones & Livingston Real Estate
Purchaser/Borrower: N/A	
Property Address: 305 W Ash Ave	
City: Wilburton	
County: Latimer	State: OK Zip: 74578
Legal Description: See Attached.	

FEES

AMOUNT

Appraiser Measurement	150.00
SUBTOTAL	150.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0

TOTAL DUE \$ 150.00