

## Measurements of Real Property



### **LOCATED AT**

703 W Cedar Ave  
Wilburton, OK 74578  
See Attached.

### **FOR**

Brandon Parks  
703 W Cedar Ave  
Wilburton, OK 74578

### **OPINION OF VALUE**

N/A

### **AS OF**

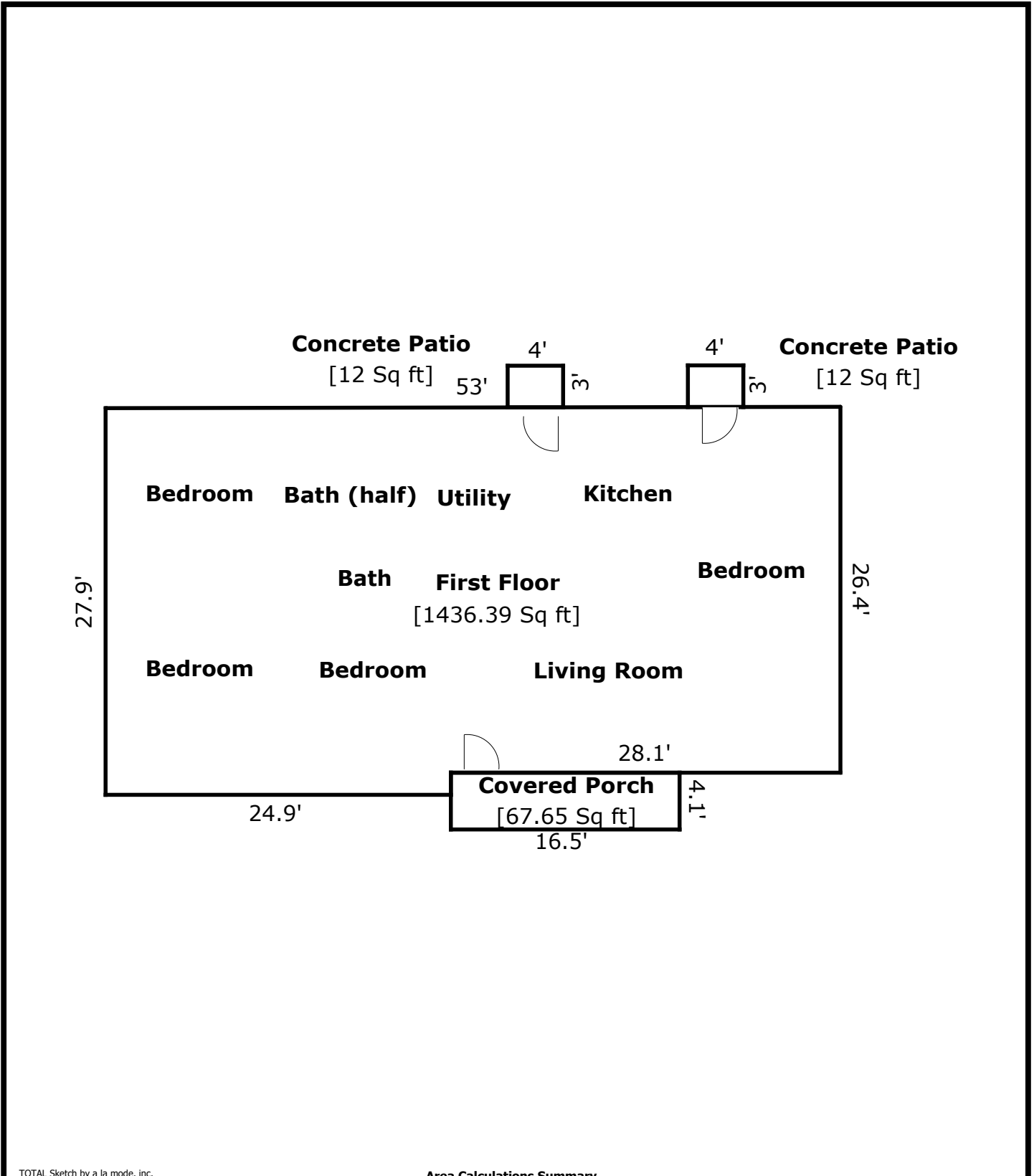
03/11/2026

### **BY**

Bobby E. Ketcher  
Advanced Appraisals  
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Wilburton, OK 74578  
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## Building Sketch

Borrower				
Property Address 703 W Cedar Ave				
City	Wilburton	County	Latimer	State OK Zip Code 74578
Lender/Client Brandon Parks				



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
First Floor	1436.39 Sq ft	$24.9 \times 1.6 =$	39.84
		$53 \times 26.3 =$	1393.9
		$0.5 \times 53 \times 0.1 =$	2.65
<b>Total Living Area (Rounded):</b>	<b>1436 Sq ft</b>		
Non-living Area			
Covered Porch	67.65 Sq ft	$16.5 \times 4.1 =$	67.65
Concrete Patio	12 Sq ft	$4 \times 3 =$	12
Concrete Patio	12 Sq ft	$4 \times 3 =$	12

**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**