

r/ appraisal • 2 days ago
superchaz

Caught using Chat GPT to Write Market Report

Trainee

Hey everyone, I recently used Chat GPT to write a market summary section and was called out by the client. I hadn't proof read the paragraph generated and it resulted in some inaccuracies that were included in the final deliverable. The client is threatening to report me. Has anyone been caught in a similar situation? The client local bank, but I was called out by a relatively junior team member. I think my best bet is to try and convince her that I actually wrote the summary. Any suggestions?

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CGAthrowaway_1 • 2d ago

You used ChatGPT and didn't proofread it? Sounds like a "me sowing, me reaping" situation.

69

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superchaz OP • 2d ago

I know, it wasn't smart. I had to get it to my boss by 6am and it was already past midnight and I was so far behind. I had to work fast and took a short cut. It felt like the only choice.

1

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Frognosticator • 2d ago

You submitted a report written by ChatGPT, and didn't proofread it?

Go read the USPAP Ethics Rule. Especially the part about not acting in a grossly negligent manner.

I notice you didn't say what exactly tipped them off that it was written by AI, but if they were able to guess just by reading the report then it must have been pretty obvious.

That makes you look like an idiot. And if you tell an obvious lie about it, that's going to make you look like a dishonest idiot.

You really think that's a good look for an appraiser?

Is this even a real question?

22

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Psychological-Dot929 • 14h ago

I agree! Some might see using AI as a time-saving "hack," but what it does is diminish the value of a human-generated appraisal vs. an AVM.

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superchaz OP • 2d ago

If I have to take the bullet I will. I'm just exploring options and figured someone on here might have gone through something similar.

1

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Frognosticator • 2d ago



UnsulliedTomato • 2d ago

What sort of "inaccuracies"?

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ROlls360 • 2d ago

Yeah is the market report narrative inaccurate or the data? Because not proofing what Chat wrote is dumb but I'm not sure it's reportable. The data and conclusions from that data being wrong is more troublesome.

Pls proof things that are written by others so you don't ruin it for everyone else.

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northenerbhad • 2d ago

I say pack it in bud, what an embarrassment to the profession. It's hard enough justifying to AMC's and lenders that we're worth the money they pay us, but this? What are you a realtor?

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TheSWBomb • 2d ago

Hey, Realtors have a hard enough time with photos and grammar, no need to drag them in to this!

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+ 8 more replies



nderpandy • 2d ago

You should consider that lying may dig you a deeper hole as it becomes an ethics violation. Tread lightly and try submitting a revised report.

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+ 1 more reply



asorba • 2d ago

Honestly, that's a pretty moronic move. I think they should report you. Sorry for the brutal honesty, but you put your license at risk with your choices. We all seal our fates with choices we make. I would never use an AI on any section of my report.

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phillyfudman76 • 2d ago

I think this person is a Trainee as well. Putting his supervisors license in jeopardy as well. But if I'm correct and this person is a trainee, the supervisor has nobody to blame except themselves if they get in trouble. Unfortunately its people like this that are gonna kill us off if they don't get weeded out sooner than later.

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+ 4 more replies



Appraiser_King • 2d ago

Just submit a revision. Apologize, and move on.

5 5 ↓ Reply Share ...



MyBearDontScare • 2d ago

Just fix it and resubmit. You made a mistake/you were sloppy. Doesn't sound like fraud.

I'm not sure if this is an option now, but thanks. This would be the most ideal outcome.

⊖ ↑ 2 ↓ 🗨 Reply ↗ Share ...



Variaxist • 2d ago

You can and should always submit a revised report the moment you find there's an issue.

That said, your state board might not recognize the attempted fix. It might make them go easier to see your attempt at fixing it though.

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MyBearDontScare • 2d ago

Well, send an email saying you have discovered and corrected an error and want to resubmit the report. That way you have it in writing.

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MyBearDontScare • 2d ago

And don't make an excuse. They don't care if you were tired, behind, your dog died or you got a flat tire. If they ask for one, it was a rough draft and you overlooked editing it.

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northenerbhad • 2d ago

Not fraud, gross negligence

↑ 1 ↓ 🗨 Reply ↗ Share ...



Forgetful_Joe_46 • 2d ago • Edited 2d ago

I've seen many reports from my peers that have the same bullshit boilerplate market summary in every single report and it never changes until there's a major shift in the market. Maybe the graphs change, but they all read the same. What this guy did was no different.

So many charlatans in here casting stones.

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phillyfudman76 • 2d ago

Still doesn't make it right. So no big deal if everyone else does a similar thing in your opinion huh? Coming from a CG I'd have expected you might push for and wanna hold your peers to a higher standard and do better. From what I gather this person is a trainee, and needs to learn the right ways.... But apparently no biggie right?

⊖ ↑ 0 ↓ 🗨 Reply ↗ Share ...



Forgetful_Joe_46 • 2d ago

Never said it was right. I'm just pointing that based on what I've seen in my career, I see a whole lot of hiporacy here calling this guy out. Same shops, multiple appraisers putting out the same boilerplate market bullshit.

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⊕ 3 more replies



Variaxist • 2d ago

I'll disagree in that I would also look down on those boilerplate addicts that never update their comments.

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phillyfudman76 • 2d ago

deserving of the work.

  7   Reply  Share ...





 **superchaz** OP • 2d ago

Noted.

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 **phillyfudman76** • 2d ago

Apologize for coming a bit hard. You're intentions may have been innocent and good. Just don't wanna get used to bad habits, they'll bite you in the ass everytime just like this one appears to have.

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
 **Nolliethedog** • 2d ago

They read the market summary?!?!?

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
 **FutureGeist** • 2d ago

This! Many reviewers request comments that are already in my reports.

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 **Suspicious-Bad4703** • 6h ago

When it's slow, absolutely lol. They have to justify their salary too.

 1   Reply  Share ...

 **xonibal** • 2d ago

Yeah I mean this is kind of lazy but I don't think it would rise to the level of reporting. I'd say this is no worse than some recycled boilerplate that's been copied and pasted for years without updating. I still see "the situation surrounding the pandemic is rapidly evolving" in front ends of reports LOL. In the future, proofread it!

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 **MajorWarthog6371** • 2d ago

Really?

  3   Reply  Share ...

 **superchaz** OP • 2d ago

Unfortunately so.

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 **LevelCricket2339** • 1d ago

Ask ChatGPT

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 **superchaz** OP • 1d ago



- Correct the Issue: Add proper attribution to the content where it was used without citation.
- Assure Non-Repetition: Promise to be more vigilant in the future and ensure proper citation practices.
- Cooperate: Offer to cooperate with any investigation or process initiated by the standards board.
- Learn from the Experience: Use this as a learning opportunity to improve your citation practices and ethical conduct in the future.

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REAppraising4fun • 2d ago



I'm not sure that they'd be able to prove ChatGPT was used and also I don't think there's any real rule outside of using it unless you allow incorrect information in the report.

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sheenamarisa • 2d ago

I have found that copilot is better. I would still use those tools to write the lesser-read sections. Just make sure you proofread. I was an appraiser and am a commercial underwriter now. Yes we read the market summaries. We're basically looking for the strengths and weaknesses to present to loan committee.

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LaserBeamsCattleProd • 2d ago

I would be upfront about it. Say you were swamped and used ChatGPT and forgot to proofread it.

I'd get some generic boilerplate stuff to put in that section and if you forget to update it, it'll look like boilerplate and may still get through, but if you update it you're fine.

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Reddit_0921_23 • 1d ago

Just say you didn't proofread it but you wrote it.

Only thing I can think of.

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Khetna • 2d ago

I've only ever used Chat GPT a couple of times to help verbalize my OWN thoughts into professional sounding appraiser language when I'm feeling stuck, and I always modify, tweak, and refine it with my own words as well.

Then my supervisor tweaks/changes it to his own words as well but he sees that I tried. This process provides me with better examples of the language needed from my supervisor, so I have it for future reference.

ChatGPT is never accurate enough to copy/paste and just go with it. You can use it to help get your thoughts in order, but you can't use it to do the work for you!

1. It's not good enough for that, and 2. If it were, why would anyone hire us and 3. Thankfully, it's NOT good enough for that!

I also write an email to my supervisor with EVERY report. The subject line is the address, and in that email, I screenshot important stuff like that to make it easier for him to review. I also explain why I did things the way I did in certain parts of the report as needed.

Your supervisor should ALWAYS review your reports, especially if they are signing them. If they don't, they're cheating the rules on your experience log and to the appraisal board in your state.

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NazasDad • 2d ago



[-] [-7] [-] [-] [-] Reply [-] Share ...



Apart_Opposite5782 · 2d ago

You sound like someone who just got their license...what you should do is your job. Analyze the market and explain it to the reader in an understandable manner.

[-] 3 [-] [-] Reply [-] Share ...



angle3739 · 2d ago

You are getting paid to provide market analysis.

[-] [-] 2 [-] [-] Reply [-] Share ...



NazasDad · 2d ago

Yeah, and MLS data collection provides that. 200 or so reports I've been using it for and never a single complaint or comment about it. If you guys want to downvote and work harder than you have to in this situation be my guest.

[-] [-] 1 [-] [-] Reply [-] Share ...



asorba · 2d ago

You actually trust your mls data. Talk about going out on a limb...How did you verify it?

[-] 2 [-] [-] Reply [-] Share ...



asorba · 2d ago

Sounds like you're another one that'll be out of the industry pretty quickly if that's your standard practice.

[-] [-] 2 [-] [-] Reply [-] Share ...



NazasDad · 2d ago

I hope you're right. Someday I'd like to be a part of an industry that actually encourages each other and offers sound advice.

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