

A line of giant, rusted, and battle-damaged robots, resembling the G-Units from the anime Gundam, stretches across a grassy field under a hazy sky. The robots are primarily green and blue with red accents around their eyes. The one in the foreground is the largest and most detailed, showing its complex mechanical structure and weathered armor. The others recede into the distance, creating a sense of a vast army.

How Intelligent Augmentation is Transforming Real Property Appraisal

Building a Personal Army of Bots

Chandra Mast

Commonwealth of Pennsylvania-Certified General Appraiser



State Board Member Certified General Real Estate Appraiser
Commonwealth of Pennsylvania



Lancaster County Board of Assessment Appeals
Lancaster County Pa



Certified General Real Estate Appraiser
Commonwealth of Pennsylvania



Graduate – Realtor Institute (GRI)
National Association of REALTORS ®



University of Guelph
Equine Science Certificate



Dickinson College
Bachelor of Arts – BA, Philosophy and Anthropology



Borough of Ephrata
Shade Tree Commission Chairperson



RedRoseAppraisals.com



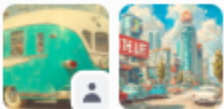


Overview:

- Narrow AI is task specific
- Improve efficiency task-by-task
- Repeatable/Research tasks
- Assistant or Advisor
- Iterative development
- Juggling AI tools



Upscale (S) "Day in The Life" Large marquee text. retro
future vintage travel postcard, cathode-ray tube vibe.
Giant blank movie marquee with lights.



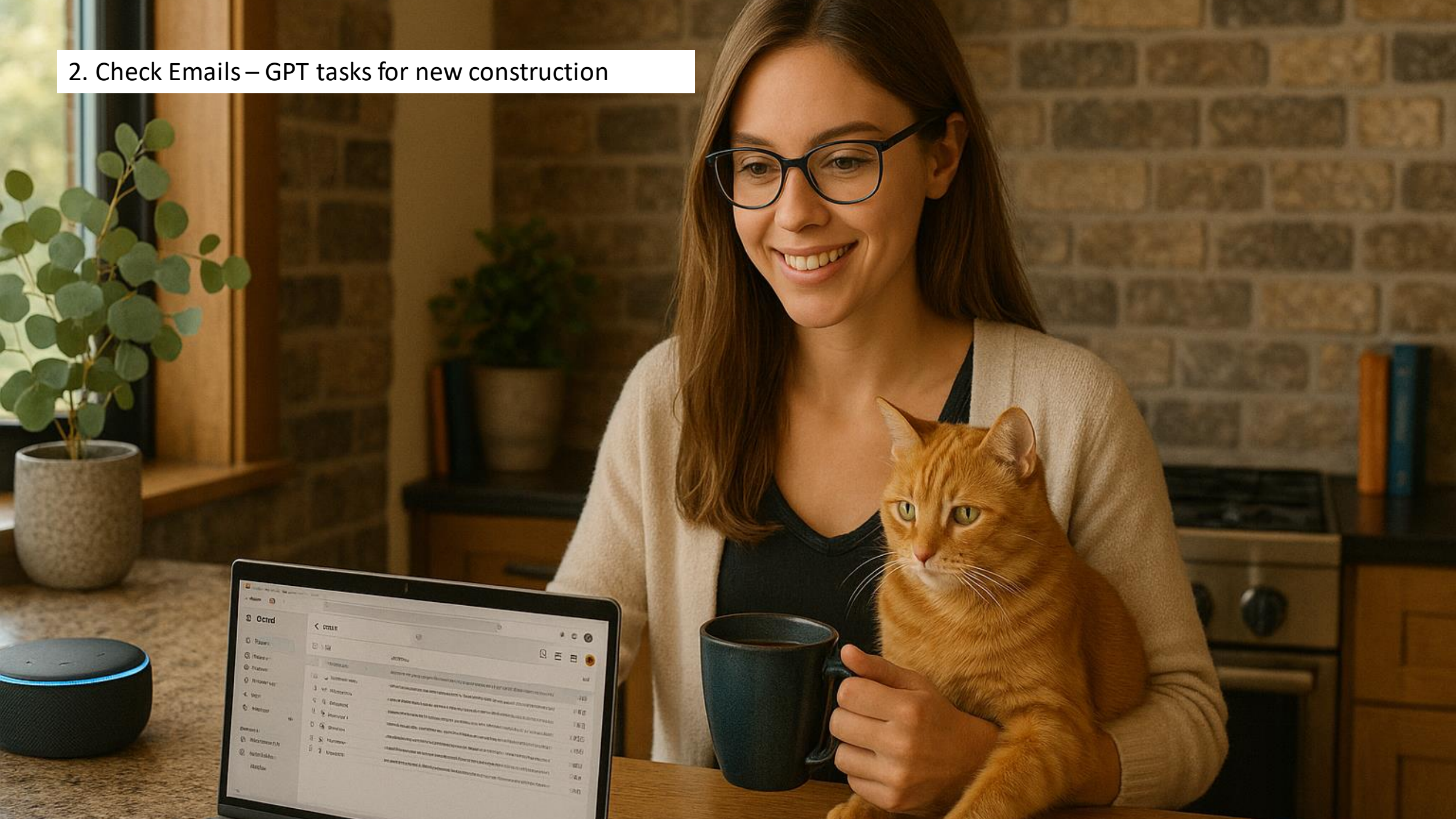
chaos 11 ar 16:9 v 7 stylize 1000 weird 1
profile Global V7 Profile

A woman with glasses and a cardigan is holding an orange cat and a blue mug in a kitchen. An Amazon Echo device is on the counter. A speech bubble contains the text 'Alexa, tell me the weather and news'.

**Alexa, tell me
the weather
and news**

1. Get weather and top news stories

2. Check Emails – GPT tasks for new construction



3. New Contact flow - Lovable

Build something Lovable

Idea to app in seconds, with your personal full stack engineer

Ask Lovable to create a new contact flow...

 Attach

Kannban board

Startup dashboard

Recharts dashboard

E-commerce product page

Build something Lovable

Idea to app in seconds, with your personal full stack engineer

i need a system to grow my appraisal business with a contact list of divorce lawyers, adding names to the list, and an action plan of an email, email, phone call then paper mailing. how can i do this

Kannban board

Startup dashboard

Recharts dashboard

E-commerce product page

4. Peruse federal bids, upload RFQs to Chat to summarize the assignment conditions and scope of work




Federal Contracts Concierge

By Marz 

Administrative, Tactical and Strategic Checklists to make sure you are preparing your business for federal contracting success.

Summarize an RFQ



United States Department of the Interior
INTERIOR BUSINESS CENTER
 Washington, DC 20240

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based on provisions that agency solicitations, in Disclosure of Greenhouse Reduction Goals-Representations and Certifications Commercial Services. Agencies will not are they able to, registration to remove SAM.

32A QUANTITY IN COLUMN 21 HAS BEEN
☐ RECEIVED ☐ INSPECTED
 32B SIGNATURE OF AUTHORIZED GOVERNMENT
 32C MAILING ADDRESS OF AUTHORIZED GOV
 32A ACCOUNTING AND APP
 32B SOLICITATION NO AND 32C AGENCY
☐ 32A CONTRACTING
☐ 32B CONTRACTING
 32C CONTRACTING IS COPIES TO GOING ALLIED SET FOR SHEETS SUBJECT
 32A SIGNATURE OF OFF
 32B NAME AND TITLE
 AUTHORIZED FOR A PREVIOUS EDITION IS

Parameter	Attribute
No. of Docs	8 (PDF & PPT)
Permissions	Internal

4. Peruse federal bids, upload RFQs to Chat to summarize the assignment conditions and scope of work

RFQ Summary Table	
Component	Details
RFQ Number	140D0425Q0422
Agency	U.S. Department of the Interior – Appraisal and Valuation Services Office (AVSO)
Issued By	Interior Business Center (IBC), Acquisition Services Directorate, Herndon, VA
NAICS Code	531320 – Offices of Real Estate Appraisers
PSC Code	R411 – Support-Professional: Real Property Appraisals
Set-Aside Status	100% Total Small Business Set-Aside
Contract Type	Firm-Fixed-Price (FFP)
Solicitation Method	Request for Quote (RFQ) using FAR Part 12 (Commercial Items) and FAR Part 13 (Simplified Acquisition Procedures)
Scope of Work	Market valuation and appraisal services for Case LCK_25_1, Alaska (Agency Case IDs: 223912, 224994, 225590)
Period of Performance	165 calendar days from award date; initial delivery of appraisal report due within 120 days
Due Date for Quotes	May 21, 2025, 5:00 PM ET
Submit To	Morgan Schickler (Contracting Officer) and Ann T. Woodall (Contract Specialist) via email
Submission of Intent	Email notice of intent to submit quote due by May 16, 2025
Evaluation Factors	- Technical Qualifications (certification, geographic/technical experience) - Past Performance - Price
Award Basis	Best Value – Trade-Off (technical and past performance outweigh price)
Subcontracting	Not allowed; all appraisers and assistants must be identified with licenses
Appraiser Requirements	Must be a Certified General Appraiser licensed in Alaska ; no temporary permits accepted
Attachments	Statement of Work (Attachment 1), Federal Clauses, and FAR provisions (e.g., FAR 52.212-4, FAR 52.212-5, etc.)
Contact Info	- Morgan_Schickler@ibc.doi.gov - Ann_Woodall@ibc.doi.gov



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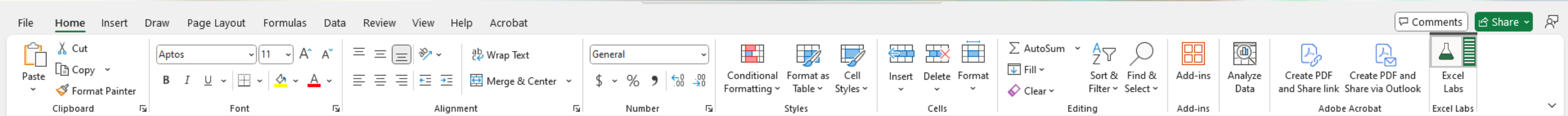
Administrative, Tactical and Strategic Checklists to make sure you are preparing your business for federal contracting success.

Summarize an RFQ

Parameter	Attribute
No. of Docs	8 (PDF & PPT)
Permissions	Internal



5. Analyze market sales for a new assignment – use sentiment analysis to search agent comments for building condition



Excel Labs: = Labs.GenerativeAI

3. Perform Sentiment Analysis:

This AI capability analyzes text data to determine the sentiment expressed in it (positive, negative, neutral). This function is useful for businesses to analyze customer feedback, social media comments, or any textual data that reflects opinions or attitudes.

```
=LABS.GENERATIVEAI("analyze the data in Cell $J$8 and tell me the property condition answer new, good, average, poor")
```

```
= LABS.GENERATIVEAI(prompt,[temperature],[max_tokens],[model])
```


6. Update Market Analyzer GPT – go to my library of GPTs for the City of Lancaster Market Analyzer – check for new docs

2024 County-Mun 2023-2...
PDF

34x44_FutureLandUseTra...
PDF

2024-ci-presentation---fi...
PDF

BuildableLandsReport10-...
PDF

CPED-1346-Comprehensi...
PDF

2025_ci_presentation_fina...
PDF

Final-Community-Needs-...
PDF

City-of-Lancaster-Visitor-...
PDF

LA1674-300b Table of Per...
PDF

LA1674-300c Table of Hei...
PDF

NeighborhoodsPrint2017...
PDF

Lancaster city authority O...
PDF

LA1674-300a Zoning Map...
PDF

2025-Proposed-Budgets-...
PDF

Affordable apartments in ...
PDF

DRAFT-Con-Plan-and-Act...
PDF

LNP _ LancasterOnline _ I...
PDF

cityoflancaster_giplan_full...
PDF

The Heyday of Hotels on ...
PDF

PHARE Scope of work.pdf
PDF





City of Lancaster Market Analyzer


By Marz
Economic Market Analyzer


Parameter	Attribute
No. of Docs	20 PDFs
Permissions	Internal


7. Use @ to tie in GPT#2: Architectural Styles


 1713441975257.pdf
PDF


 62d9ed76332169f2cdb3a...
PDF


 2103-BLC_Housing_Type....
PDF


 housing_styles_of_the_uni...
PDF


 Architectural Style Guide....
PDF

 cusack_larkland.pdf
PDF

 section-viii.pdf
PDF

 9780262368032_c000800....
PDF

 residential.pdf
PDF

 SEPA_ASG_Chapter_3.pdf
PDF



Architectural Styles Expert ProGPT

By Marz 

Identify building architecture and explain key features, origins, and elements of styles

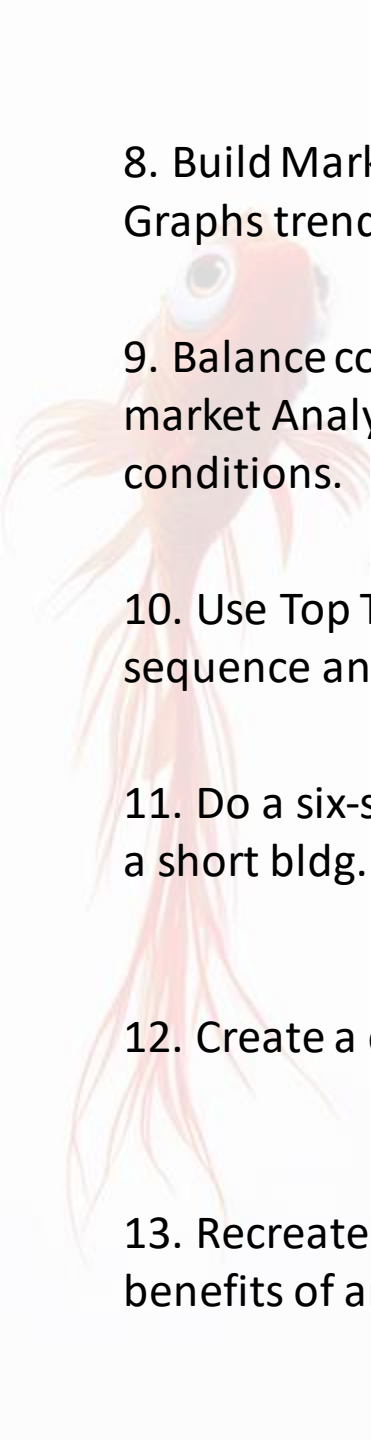
 Name the architectural style from my image...

 What types of architectural styles are from the...

 What is the style of the day?

 Can you tell me the timeline of Styles in my area?

Parameter	Attribute
No. of Docs	10 PDFs
Permissions	GPT Store



8. Build Market Analysis for subject – Industrial Building
Graphs trends etc. Economic snapshot

9. Balance comps on sales approach. Use Lancaster County
market Analyzer ProGPT to measure change in market
conditions.

10. Use Top Tier Graphs GPT to analyze sales data, regression
sequence and initial graphs

11. Do a six-step property productivity & SWOT analysis with
a short bldg. description and 5 pics

12. Create a cost breakdown with the latest data

13. Recreate an operating statement and discount the future
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Lancaster Industrial Market Analyzer

Analyze the Real Estate Industrial Market of Lancaster
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ABDMA ProGPT

Appraisal Bias Detection and Mitigation Assistant:
Enhances appraisal report accuracy by reviewing...

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Discounted Cash Flow ProGPT 💰

 Real Estate DCF Modeling based on inputs, for a 5-
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•Valuation & Analysis Tools

- ABDMA ProGPT
- Business Valuation Guru
- Discounted Cash Flow ProGPT
- Cost Approach Calculator
- Right-of-Way Compensation GPT
- Affordable Housing in Lancaster County Pa ProGPT

•Market Analyzers (by Region)

- Lancaster County Market Analyzer
- York Pa: I83 Industrial Corridor Market ProGPT
- Harrisburg PA Market Analyzer
- Lancaster Industrial Market Analyzer
- Lycoming County Market Analyzer
- Berks County Market Analyzer
- City of Lancaster Market Analyzer
- Log Home Market Analyzer
- ClearValue ProGPT
- Pennsylvania Land Grants
- FarmFinder ProGPT

•Marketing & Biz Ops

- Certified Small Business: Marketing Lab
- USPTO Trademark Toolkit
- Federal Contracts Concierge
- Podcast ProGPT
- Blog Coach ProGPT
- GPT PersonaCrafter

•Design / Tech Tools

- Mind Map Builder Pro GPT
- PWA Power GPT
- Python Buddy
- Top Tier Graphs
- Logic Ninja

Thank You

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