

Alabama & Georgia Tornadoes

Property Impact Brief

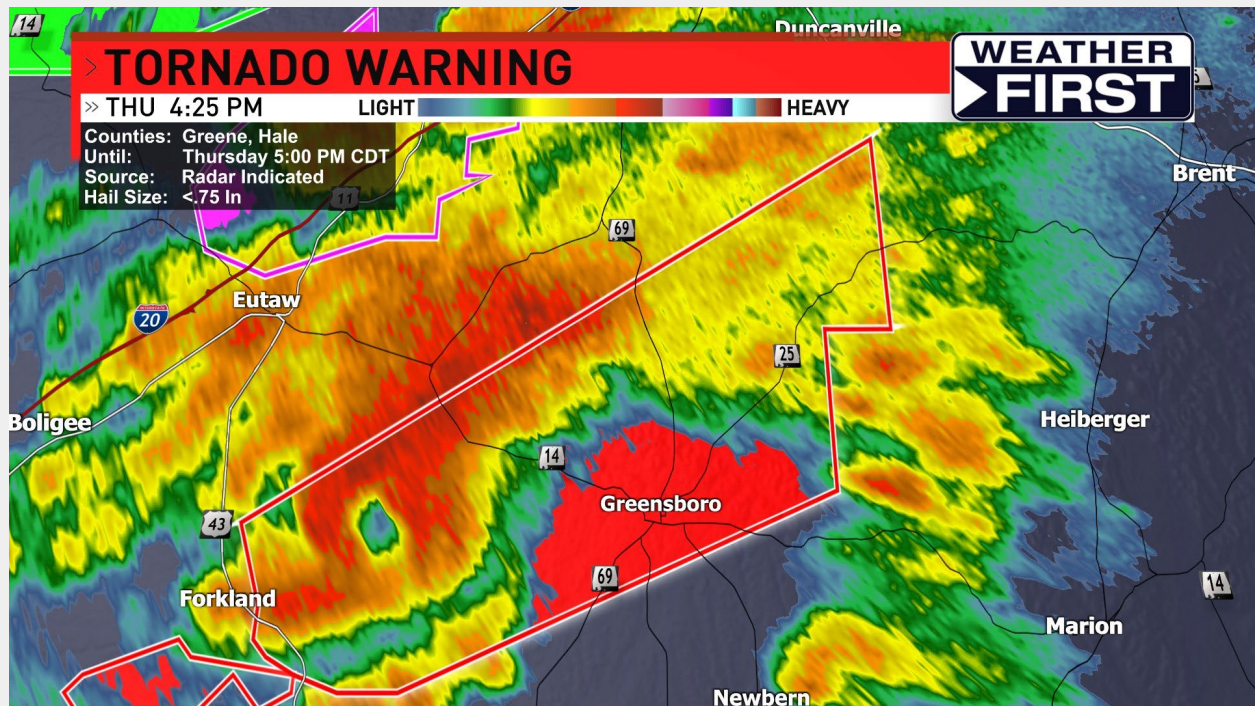
Veros Real Estate Solutions Determines the Potential Residential
Property Risk Resulting from Multiple Tornadoes Across
Alabama and Georgia: March 25, 2021



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Image Source: Twitter, Nick Stewart (@NStewCBS2)



Overview

A widespread and deadly tornado outbreak dealt a devastating blow across the South. A “super cell” storm produced ten tornadoes in Alabama, according to the National Weather Service. The string of tornadoes continued into Georgia to wreak havoc on people and properties. Veros Real Estate Solutions analyzed the impact of these tornadoes occurring on March 25, 2021 and determined the potential number of residential properties that may have sustained some level of damage.

Veros Real Estate Solutions identifies **10,124** residential properties potentially impacted in the core of the Tornado Event, with a total market value of over **\$2.5 billion** based on the predictive analytics available through the VeroVALUE AVM.

Using public records, proprietary data and mapping technology, this report details the potential impact to homes, outstanding mortgages and potential impact to insurance coverage.

Report Highlights



Potentially **17,055** properties in the region were at stake, with **10,124** in the direct core of the tornado event with the potential for more significant damage.



Total market value of potentially impacted properties in the core and buffer zones exceeds **\$4.495 Billion**.



Shelby County was the hardest hit county in Alabama.

Storm Facts & Figures

Multiple Tornadoes: March 25, 2021 spanning Alabama and areas of Georgia

Cyclic Storms: Multiple tornadoes resulted from the same storm

Combination of Tornadoes: EF-1, EF-2, EF-3 Reported

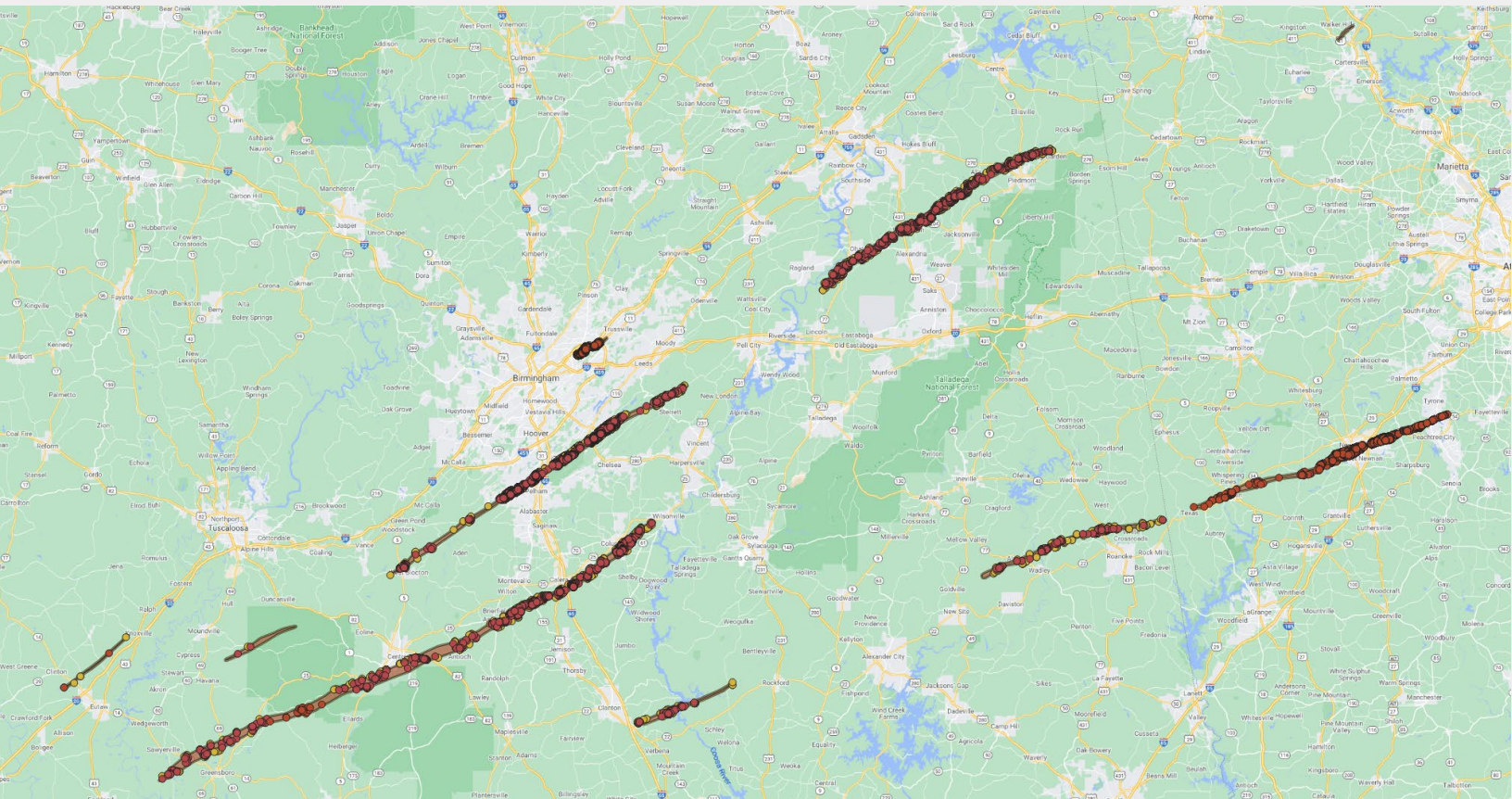
Lives Lost: At least 5 people in Alabama and 1 in Georgia died

Rare National Weather Service Declaration: Issued a 5 out of 5 for high-risk storms

Long Track Tornado: A single tornado carved a path of damage spanning 80.38 miles over a 98-minute lifespan

Multiple Tornadoes Created A Broad Area of Devastation

This map shows the multiple tornadoes directly impacting specific counties across **Alabama** into **Georgia**. The winds, rain and violent storms further impacted the area.



Veros Predicts The Tornado Event Damage Impact by County

Veros determined the potential property-level impact within the counties identified to have been affected by the March 25, 2021 Tornadoes in Alabama and Georgia.

Core and Buffer Zone Explained

The disaster data set from Veros combines data and satellite imagery from multiple sources in near real-time, indicating whether or not a specific parcel has been affected. This disaster data provides accuracy more precise than FEMA, which uses county boundaries for its designations. Using parcel boundaries, latitude and longitude, address information and more, Veros creates two geographic areas that pertain to a disaster event: residential properties in the Core (inside the event) and residential properties in the Buffer (typically within a ½ mile outside of the core). If a property is located within the core or the buffer, it is not implicit that there is damage, but rather, an indication of the likelihood that a property may have experienced damage. The Total Market Value is based on the total of the impacted properties calculated using Veros' predictive valuation technologies.



Property Impact Within The Event Core of the Tracked Tornadoes

The following chart indicates the potential property impact in the path of the tornado events, referred to as the event core.

ALABAMA & GEORGIA TORNADOES		ESTIMATED INSIDE EVENT CORE		
STATE	COUNTY	Estimated Value	# of Properties	% of Properties
AL	BIBB	\$24,372,200	217	4.37 %
AL	CALHOUN	\$78,969,600	681	1.52 %
AL	CHEROKEE	\$3,474,600	32	0.38 %
AL	CHILTON	\$25,136,200	170	1.34 %
AL	CLAY	\$891,000	9	0.22 %
AL	COOSA	\$2,045,800	10	0.28 %
AL	GREENE	\$196,400	2	0.10 %
AL	HALE	\$5,549,700	75	1.75 %
AL	JEFFERSON	\$83,093,000	563	0.23 %
AL	PERRY	\$2,015,000	23	1.29 %
AL	RANDOLPH	\$6,493,800	65	0.85 %
AL	SHELBY	\$1,258,869,200	4,105	5.88 %
GA	COWETA	\$972,917,000	3,913	8.26 %
GA	FAYETTE	\$70,412,000	160	0.41 %
GA	HEARD	\$14,735,000	99	2.10 %
TOTAL		\$2,549,170,500	10,124	

Likely Property Impact In The Buffer Zones of the Tracked Tornadoes

This chart indicates the properties in the Buffer (1000 feet on either side of the core) of the tornado events.

ALABAMA & GEORGIA TORNADOES		ESTIMATED IN BUFFER		
STATE	COUNTY	Estimated Value	# of Properties	% of Properties
AL	BIBB	\$14,098,400	121	2.44 %
AL	CALHOUN	\$33,098,000	269	0.60 %
AL	CHEROKEE	\$4,253,800	36	0.43 %
AL	CHILTON	\$13,150,600	105	0.83 %
AL	CLAY	\$468,000	7	0.17 %
AL	COOSA	\$1,869,000	10	0.28 %
AL	GREENE	\$218,400	3	0.15 %
AL	HALE	\$2,706,800	27	0.63 %
AL	JEFFERSON	\$117,568,200	844	0.34 %
AL	PERRY	\$37,200	1	0.06 %
AL	RANDOLPH	\$7,629,000	69	0.90 %
AL	SHELBY	\$768,157,400	2,370	3.39 %
GA	COWETA	\$662,675,000	2,360	4.98 %
GA	FAYETTE	\$305,545,000	612	1.56 %
GA	HEARD	\$15,349,000	97	2.06 %
TOTAL		\$1,946,823,800	6,931	

Properties Outside of the Event

Here is a view of the properties that were likely not directly damaged due to the tornado events.

ALABAMA & GEORGIA TORNADOES		PROPERTIES OUTSIDE EVENT & BUFFER	
STATE	COUNTY	# of Properties	% of County Not Affected
AL	BIBB	4,629	93.20%
AL	CALHOUN	43,792	97.88%
AL	CHEROKEE	8,338	99.19%
AL	CHILTON	12,371	97.83%
AL	CLAY	4,005	99.60%
AL	COOSA	3,567	99.44%
AL	GREENE	1,970	99.75%
AL	HALE	4,191	97.62%
AL	JEFFERSON	246,169	99.43%
AL	PERRY	1,754	98.65%
AL	RANDOLPH	7,530	98.25%
AL	SHELBY	63,392	90.73%
GA	COWETA	41,099	86.76%
GA	FAYETTE	38,485	98.03%
GA	HEARD	4,510	95.84%
TOTAL		485,802	



Summary

The total impact of these tornadoes was extreme. People died, others were injured, homes damaged and lost, businesses interrupted and lives forever changed. In addition, these tornadoes occurred during the COVID-19 virus pandemic, causing further strain on shelters, first responders and citizens following stay at home orders as well as social distancing guidelines.

Veros is committed to supporting the challenges faced by the organizations helping those in need. Veros continues to monitor the impact of tornadoes and future natural disasters as they occur. Our thoughts are with the people and responders challenged with the effects of this event.

When Disaster Strikes, Veros Is There for You.

To request a complete list of potential properties and localized damage as a result of the Tennessee Tornadoes, visit: **Veros.cc/Data** or call: **866.458.3767**.

To subscribe to future natural disaster reports from Veros Real Estate Solutions, please visit: **Veros.com/911**

What Disaster Data Can Do for Your Business.



Proactively help the people most in need by identifying at-risk loans and rapidly initiating contact to offer assistance



Determine risk rating and focus risk management efforts on high-risk properties



Identify damaged and high-risk properties



Streamline the property assessment process



Accelerate clear-to-close time for unimpacted properties



Eliminate unnecessary property inspections

Find out more: **Veros.cc/data**



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