

Easter Tornadoes

Property Impact Brief

Veros Real Estate Solutions Determines the Potential Residential Property Risk Resulting from Multiple Tornadoes Across Mississippi and South Carolina: April 12-23, 2020

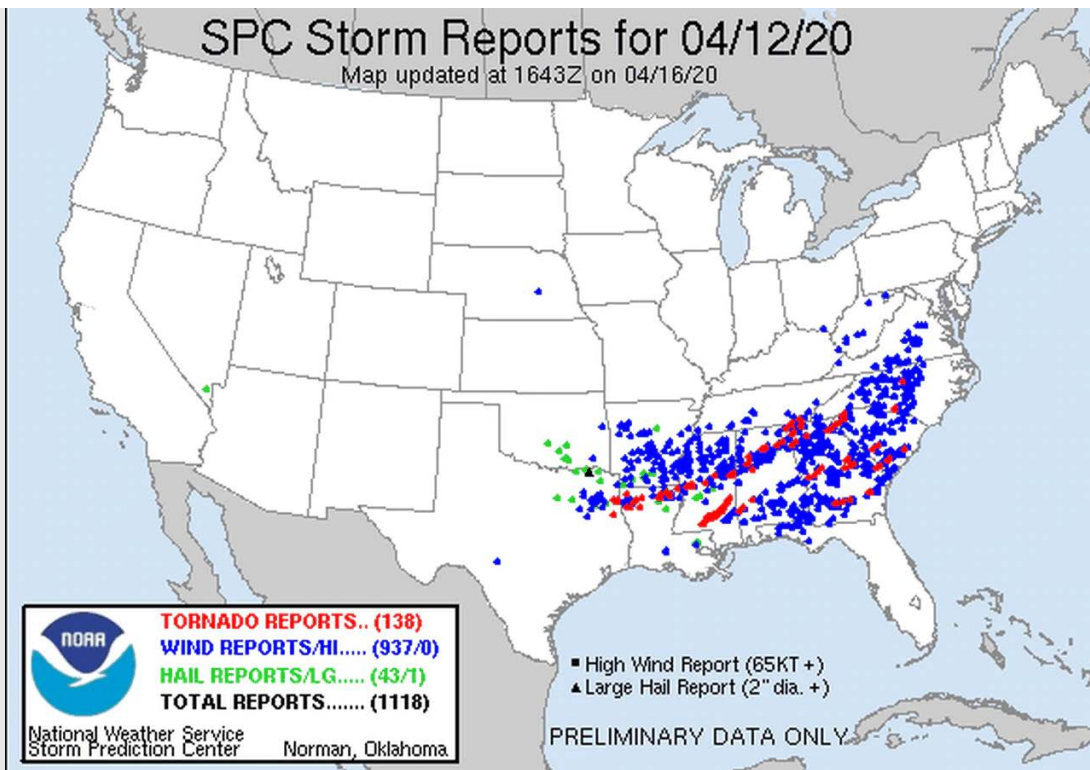


Photo: City of Monroe/Twitter

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Image Source: al.com



Overview

In what is already the deadliest year in tornadoes since 2011, a widespread and deadly tornado outbreak that began on Easter weekend dealt a devastating blow across the South. The National Weather Service confirmed 105 tornadoes carved destructive paths through 10 states on April 12th and 13th. The tornado outbreak continued in the weeks ahead. Veros Real Estate Solutions analyzed the impact of these tornadoes across two of the ten states, Mississippi and South Carolina, from April 12 – 23, 2020 and determined the potential number of residential properties that may have sustained some level of damage.

Veros Real Estate Solutions identifies **3,444** residential properties potentially impacted in the core of the Easter Tornado Event, with a total market value of **\$648,430,700** million 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 **5,926** properties in the region were at stake, with **3,444** in the direct core of the tornado with the potential for greater damage.



Total market value of potentially impacted properties in the core and buffer zones exceeds **\$1.273 Billion**.



Oconee County was the hardest hit county in South Carolina.

Storm Facts & Figures

Easter Tornadoes: April 12-13 with subsequent tornadoes April 14-23, 2020

Lives Lost: 36 people died as a result of the April 12-13 tornadoes

Widest, Wildest on Record¹: Mississippi tornado spanned more than two miles

Massive Winds: Reached 190 mph near Bassfield, MS

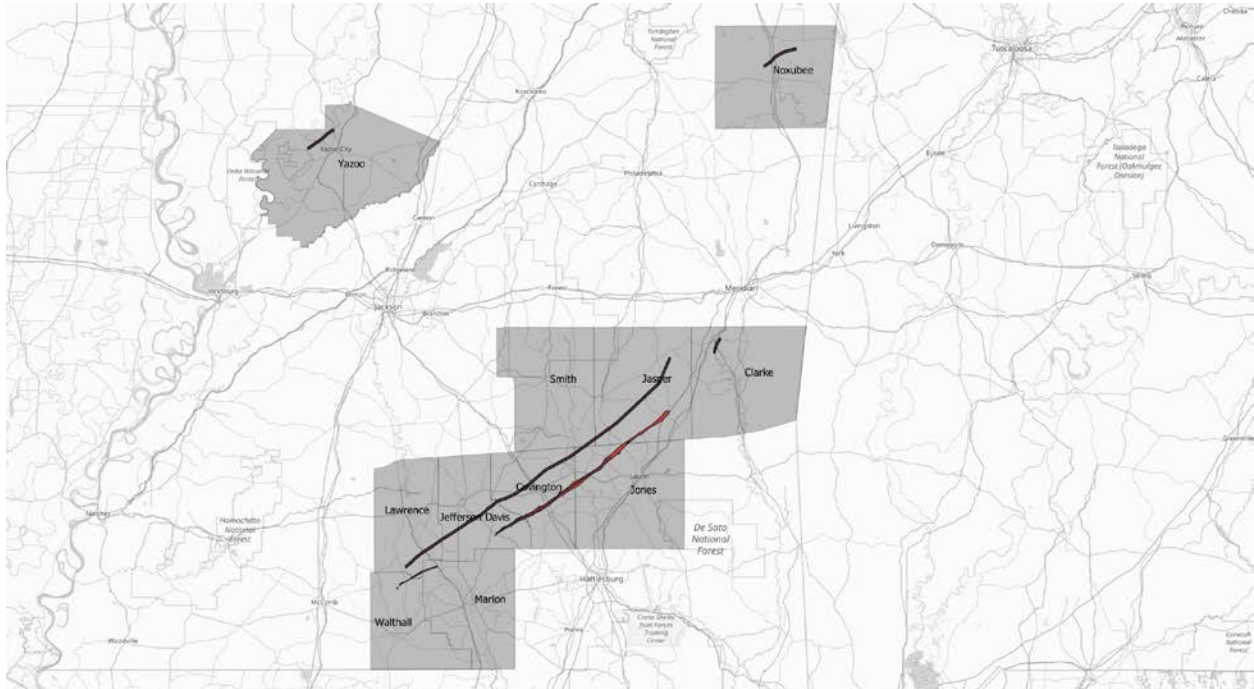
Over 100 Tornadoes: Reported as a combination of EF-1, EF-2, EF-3 and EF-4

718 Storm Reports: National Weather Service reported 118 tornadoes and 564 reports of wind damage and hail

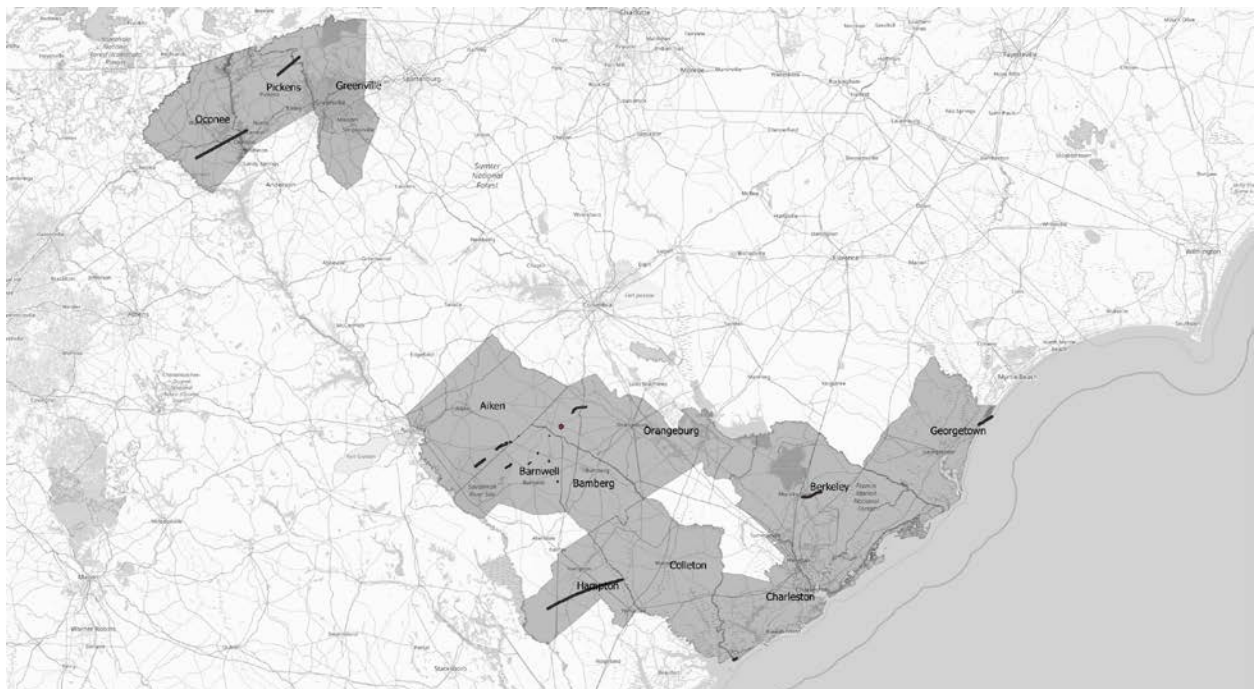
¹ <https://weather.com/safety/tornado/news/2020-04-16-mississippi-tornado-widest-state-record-easter-sunday>

Multiple Tornadoes Created A Broad Area of Devastation

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



Tornadoes resulted in even more significant property level impact in **South Carolina**.



Residents assess what remains of a storm-damaged home April 13, 2020, in South Carolina. A string of storms caused more than a dozen deaths across the southern United States.

(Photo: (George Walker IV/The Tennessean via AP))



Veros Predicts Easter Tornado Event Damage Impact by County

Veros determined the potential property-level impact within the counties identified to have been affected by the Tornadoes in Mississippi and South Carolina during the named Easter Tornado event and subsequent tornadoes in the same region in April 2020.

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.

VEROS PREDICTED TORNADO IMPACT		ESTIMATED INSIDE EVENT CORE		
MS & SC COUNTY		Total Market Value	Number of Properties	Percentage of Properties Inside Event
MS	CLARKE	\$5,092,200	47	0.74 %
MS	COVINGTON	\$27,508,000	219	4.06 %
MS	JASPER	\$40,911,000	265	3.91 %
MS	JEFFERSON DAVIS	\$17,575,300	164	3.48 %
MS	JONES	\$42,415,600	363	1.70 %
MS	LAWRENCE	\$2,815,200	31	0.59 %
MS	MARION	\$158,000	1	0.01 %
MS	NOXUBEE	\$2,107,600	19	0.51 %
MS	SMITH	\$5,639,400	53	1.01 %
MS	WALTHALL	\$953,600	6	0.14 %
MS	YAZOO	\$1,712,500	12	0.13 %
SC	AIKEN	\$3,125,400	26	0.04 %
SC	BAMBERG	\$92,000	1	0.02 %
SC	BARNWELL	\$2,063,400	24	0.29 %
SC	BERKELEY	\$40,120,200	145	0.22 %
SC	CHARLESTON	\$541,000	1	0.00 %
SC	COLLETON	\$112,792,000	322	1.81 %
SC	GEORGETOWN	\$66,370,000	111	0.37 %
SC	GREENVILLE	\$676,800	4	0.00 %
SC	HAMPTON	\$92,225,400	690	9.24 %
SC	OCONEE	\$157,586,600	804	2.51 %
SC	ORANGEBURG	\$4,681,700	54	0.17 %
SC	PICKENS	\$21,267,800	82	0.20 %
TOTAL		\$648,430,700	3,444	31.15 %

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.

VEROS PREDICTED TORNADO IMPACT		ESTIMATED INSIDE BUFFER		
MS & SC COUNTY		Total Market Value	Number of Properties	Percentage of Properties Inside Buffer
MS	CLARKE	\$4,872,000	46	0.72 %
MS	COVINGTON	\$11,265,000	97	1.80 %
MS	JASPER	\$12,228,400	91	1.34 %
MS	JEFFERSON DAVIS	\$8,203,700	90	1.91 %
MS	JONES	\$619,000	5	0.02 %
MS	LAWRENCE	\$627,500	9	0.17 %
MS	MARION			0.00 %
MS	NOXUBEE	\$712,600	6	0.16 %
MS	SMITH	\$2,528,600	22	0.42 %
MS	WALTHALL			0.00 %
MS	YAZOO	\$970,500	7	0.08 %
SC	AIKEN	\$181,000	1	0.00 %
SC	BAMBERG			0.00 %
SC	BARNWELL			0.00 %
SC	BERKELEY	\$48,822,400	180	0.27 %
SC	CHARLESTON			0.00 %
SC	COLLETON	\$166,814,600	399	2.24 %
SC	GEORGETOWN	\$125,321,000	217	0.72 %
SC	GREENVILLE	\$795,400	7	0.00 %
SC	HAMPTON	\$14,335,800	127	1.70 %
SC	OCONEE	\$178,016,700	999	3.12 %
SC	ORANGEBURG	\$284,700	4	0.01 %
SC	PICKENS	\$48,826,600	175	0.44 %
	TOTAL	\$625,425,500	2,482	15.13 %

Properties Outside of the Event

Here is a view of the properties which were likely not directly damaged as a result of the tornado events.

VEROS PREDICTED TORNADO IMPACT		OUTSIDE OF EVENT & CORE		
MS & SC COUNTY		Total Properties	Number of Properties	Percentage of County Not Affected
MS	CLARKE	6,381	6,288	98.54%
MS	COVINGTON	5,393	5,077	94.14%
MS	JASPER	6,776	6,420	94.75%
MS	JEFFERSON DAVIS	4,712	4,458	94.61%
MS	JONES	21,340	20,972	98.28%
MS	LAWRENCE	5,270	5,230	99.24%
MS	MARION	7,098	7,097	99.99%
MS	NOXUBEE	3,711	3,686	99.33%
MS	SMITH	5,268	5,193	98.58%
MS	WALTHALL	4,211	4,205	99.86%
MS	YAZOO	9,276	9,257	99.80%
SC	AIKEN	69,112	69,085	99.96%
SC	BAMBERG	6,484	6,483	99.98%
SC	BARNWELL	8,360	8,336	99.71%
SC	BERKELEY	66,059	65,734	99.51%
SC	CHARLESTON	137,564	137,563	100.00%
SC	COLLETON	17,826	17,105	95.96%
SC	GEORGETOWN	30,029	29,701	98.91%
SC	GREENVILLE	172,866	172,855	99.99%
SC	HAMPTON	7,464	6,647	89.05%
SC	OCONEE	32,037	30,234	94.37%
SC	ORANGEBURG	32,565	32,507	99.82%
SC	PICKENS	40,036	39,779	99.36%
TOTAL		699,838	693,912	

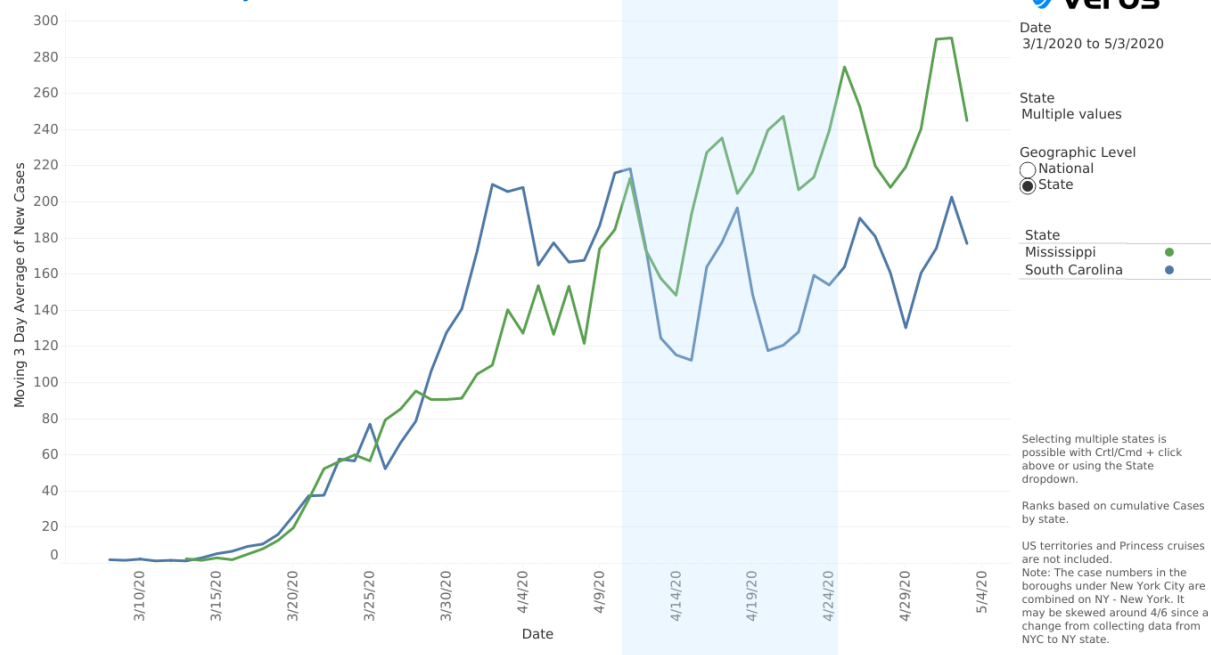
COVID-19, Easter and The Tornadoes

As the Easter holiday approached, the rise of COVID-19 cases continued its upward trajectory. When the tornadoes hit, residents were forced from their homes and faced the uncertainty of going to a shelter where social distancing would be difficult. The light blue box is the COVID-19 new case trend that occurred during the tornado event activity tracked in this report. For complete COVID-19 tracking, go to the [Veros COVID-19 Tracker](#).

United States Coronavirus (COVID-19) Cases by County

Confirmed Cases	Confirmed Cases per Capita	Confirmed Cases Growth Map	Cumulative State Cases Growth Chart	Cumulative County Cases Growth Chart	New State Cases Growth Chart	New County Cases Growth Chart	Deaths	Deaths per Capita	Deaths Growth Map	Cumulative State Deaths Growth Chart	Cumulative County Deaths Growth Chart
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New Cases over Time by State as of 05/03/2020



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](https://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](https://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](https://veros.cc/data)



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