

README2forPPPropertyWorksheet_Claim_752621B21

These notes pertain to the Mitchell insurance claim worksheet (MitchellFamilyPersonalPropertyWorksheet.xlsx) which itemizes in detail (as humanly possibly) the personal property loss incurred at **319 Hot Springs Road, Santa Barbara, CA 93108**.

Background

The home residence of this claim was destroyed at approximately 4 am on January 9th, 2019 by a ["1 in 200-year event"](#), in which a debris flow resulting from the Thomas fire the prior month, took the lives of its occupants, James & Alice Mitchell.

A neighbor who lived on higher ground took this photo of the property at dawn:
<http://wanderbook.com/MFT/Loss/319%20Deed:Appraisels:Docs/Jan9th2018.jpg>

As shown, the entire house and its contents were wiped out, leaving only part of the foundation. The debris flow continued down its path for over a mile until it reached the ocean. Only a few remnants of Alice & Jim's personal property were recovered along down the path of the flow. One piece of Alice's jewelry was found [floating on the seaside shore a few days later](#).

The Claimants

Thus, identification of personal property lost is based on recollections and surviving documentation (including photos) of those living who occupied the residence at one time or another since Alice & James purchased the house in 1998.

Primarily this form is being filled out by the daughter Kelly (Mitchell) Weimer, with assistance from Steven Mitchell (son), Clayton Weimer (son-in-law), and James Weimer (grandson and local resident). Additional information was gathered by other family members that had visited and taken photos as well. Also, Jim and Alice had a safety deposit box at a bank which included verification of some of the valuables lost.

Title of the property is given to the Mitchell Family Trust (MFT), and all personal property is bequeathed to Kelly Weimer and Steven Mitchell.

Summary of Property Pre-2018

A Zillow estimate just before the disaster:

http://wanderbook.com/MFT/Loss/Zillow_319_Early2018_Zestimate.png

The property was a single-story, ~3,500 sq. ft. Spanish style residence built in 1970 on a 33,541 sq. foot lot. Located in an exclusive neighborhood of Santa Barbara called Montecito which is widely known for its distinctive array of architecture and luxurious estates, lush floral gardens, and tree lined landscapes. 319 Hot Springs was no exception.

View from front gate entry (pre2018):

<http://wanderbook.com/MFT/Loss/319%20Description/Patios-Exterior/Front.jpg>

View looking out towards back patio:

<http://wanderbook.com/MFT/Loss/319%20Description/Patios-Exterior/pool.jpg>

An aerial view using Google Earth (pre-2018):

<http://wanderbook.com/MFT/Loss/319%20Deed:Appraisels:Docs/319Aerial.jpg>

To properly help the MFT establish a fair market value prior to the catastrophe, an appraisal was initiated by its Corporate Co-Trustee:

[http://wanderbook.com/MFT/Loss/319%20Deed:Appraisels:Docs/Appraisal%20of%20319%20Hot%20Springs%20\\$3MM%20.pdf](http://wanderbook.com/MFT/Loss/319%20Deed:Appraisels:Docs/Appraisal%20of%20319%20Hot%20Springs%20$3MM%20.pdf)

Note in the appraisal the recent property upgrades (including significant landscaping improvements) performed during its last several years. Kelly Weimer can elaborate on these if needed.

Additional documents regarding the property layout and structure are contained here::

<http://wanderbook.com/MFT/Loss/319%20Deed:Appraisels:Docs/>

Also note the "Fire/Debris Flow Rebuild Estimate Proposal" for dwelling replacement:
<http://wanderbook.com/MFT/Loss/State%20Farm%20Insurance%20Corresspondance/Reconstruction%20budget%20Proposal%20Presentation.pdf>

We have simplified the property layout based on official floor plans, photos we have gathered, and memories. Note we have labeled each primary room/area, and have **boldened** the names we use for each category in our subsequent reports.

http://wanderbook.com/MFT/Loss/319%20Description/319_PropertyLayout.pdf

MitchellFamilyPersonalPropertyWorksheet.xlsx

We have modified the PPCW-PersonalPropertyCustomerWorksheet.xls (link at bottom) provided to us by Keith McCann and created tabbed pages for each room/area shown in the previously discussed diagram. Note, we've also added some

cells (highlighted yellow) to convey additional information.

Additionally, for each of the item's entries, we've included, wherever possible, external links to documents that links to additional identification/evidentiary information (under "Item Description"), and justification of value (under "Cost to Replace").

Note: It was impossible for us to determine age and condition exactly (since we are not primary residents and all documentation is destroyed). Knowing Alice and James, we assume all used items were in "Above avg." state. We also identified as "New" those items we replaced.

Assessments

The goal of the claimants is to tally, itemize and assess **all** personal property losses.

The claimants understand items may not technically be considered "personal property". We also understand the value claimed may exceed policies limitations. For example, we have been informed the policy has a limitation for covering the cost of jewelry at \$5,000, which is a small fraction of the actual loss.

We understand State Farm will adjust accordingly, including adjusting for depreciation and adding tax which we have not calculated for all items without receipts.

319 Photos/Docs Supporting the Worksheet

The following link is to a Web Directory location containing folders of photos/docs for each room/area of the house based on our simplified property layout discussed in the previous section. As mentioned, for each item in the **MitchellFamilyPersonalPropertyWorksheet** (link at bottom) we reference files contained here for each item as best we could.

<http://wanderbook.com/MFT/Loss/319%20Description/>

Family Inheritances: Much of the worth of the Mitchell Family came from James's participation as an early Human Resource manager at Disney shortly after the Disneyland park was opened. Alice and James Mitchell also inherited many vintage heirlooms and antiques from their parents.

Significantly, Alice was one of two beneficiaries of her Aunt's (**Alice Sharp**) Estate. Kelly has attempted to gather documentation of all the items passed on to her Mom, but the documentation is incomplete. We have provided a Web Directory for this documentation here:

<http://wanderbook.com/MFT/Loss/AliceSharpEstate>

This only documents partially what Alice was both bequeathed and gifted before and after her Aunt passed away. Thus some of what is claimed here relies on testimonials.

Revamp/Remodel - Comments on 319 Photos/Docs Provided

In 2014 Kelly Weimer assisted her parents on major cleanup and remodeling projects. During the beginning of this she took photos with her iPhone of the contents and areas as they were being moved. Her main purpose was to document what was being rearranged and revamped as the first part of a "before and after" set.

Sadly she never got to finish the "after" as the remodeling completed well into 2017. Thus, although many of the photos here are not aesthetic, they have been beneficial for purposes of itemizing insured and uninsured losses.

Also note Kelly has provided a written memoir for each of the areas as best she could. These have been saved as **RTF** and **PDF** files.

This is a work in progress as we continue to review and search for more photos and documentation.

State Farm Folder

The **MitchellFamilyPersonalPropertyWorksheet.xlsx** can be found contained in this folder along with other State Farm correspondence and documents (including this document) for reference:

<http://wanderbook.com/MFT/Loss/State%20Farm%20Insurance%20Corresspondance>

Or directly here:

<http://wanderbook.com/MFT/Loss/State%20Farm%20Insurance%20Corresspondance/MitchellFamilyPersonalPropertyWorksheet.xlsx>

and **download** the document to your computer. Once opened it will ask for a password to modify, which is '**319**'.

Edited: 01/08/2020

