



PROPERTY GUARDIAN

Your Wildfire Solution Partner

WILDFIRE SUSCEPTIBILITY SCORES · VALIDATION SUMMARY

Proven on wildfires **it had never seen.**

More than 3 million square miles of the US, scored before the 2025 season, then tested against 665 wildfires the model had never seen, and backtested 1 to 15 years ahead with models rebuilt as of 2010, 2015 and 2020.

0.96

AUC BY PROPERTIES

A burned property ranked above an unburned one 96% of the time.

218×

VERY HIGH VS VERY LOW

Very High land burned 218 times as often as Very Low.

90%+

OF BURNED LAND

Rated High or Very High, on just 38% of the country.

21–29×

RECURRENCE RISK

Very High properties burned 21 to 29 times as often as Very Low.

HAZARD RISK · WHERE THE RISK IS

Outperforms a leading commercial score **where properties are.**

HEAD-TO-HEAD

Ahead where it counts

By properties, **0.961 vs 0.940** against a leading commercial score, and **0.906 vs 0.858** in the WUI. Statistically even across all land.

DURABLE

Skill that does not fade

Accuracy held **1 to 15 years ahead** (AUC 0.82–0.85). A model frozen in 2010 ranked 2014's wildfires as well as 2011's.

SHARP

A clean risk ladder

Each class burned more than the one below it, in every window. **Very Low** covers a third of the country but held **under 1%** of burned land.

RECURRENCE RISK · WHEN THE RISK IS

A timing signal **that moves with the fuel cycle.**

Recurrence Risk measures **how likely a location is to burn this year**, and it changes as fuels burn off and grow back. Used with Hazard Risk, it separates high-hazard locations where wildfire is likely now from those where a recent wildfire has **temporarily lowered the odds**.

After a large wildfire, the same land is **about half as likely to burn again** for two years. The fuel sets the clock: chaparral recovers in about two years, conifer forest in up to six.

TIMING IN PRACTICE · MALIBU, CA

Rebuilt after the 2018 Woolsey Fire, our model expected the next wildfire **around 2025**. The Franklin Fire burned the area **in 2024**.

AFTER A LARGE WILDFIRE

Chance the same land burns again, vs. its normal rate

All susceptible land Years 1–2	0.53×
SoCal chaparral Years 1–2	0.43×
Western grass & shrub Years 1–2	0.49×
Western conifer forest Years 3–6	0.33×

-- 1.00× = normal for that land

By years 5 to 10, every fuel class is **back to its normal rate**, so the rating has to keep moving.

HOW WE TESTED

✓ Frozen before the season

✓ Unseen wildfires only

✓ 3M+ sq mi, no sampling

✓ Same-wildfire head-to-head

✓ Pre-registered plan

Property results are weighted by housing units, a proxy for where residential and commercial property exposure is greatest. "Leading commercial score" refers to a widely used commercial wildfire score, anonymized. AUC: area under the ROC curve (0.5 = coin flip, 1.0 = perfect ranking).