

COMMONWEALTH OF KENTUCKY  
BEFORE THE KENTUCKY STATE BOARD ON  
ELECTRIC GENERATION AND TRANSMISSION SITING

In the Matter of:

ELECTRONIC APPLICATION OF )  
CLOVER CREEK SOLAR PROJECT LLC )  
D/B/A NEW FRONTIERS SOLAR PARK )  
FOR A CERTIFICATE OF CONSTRUCTION )  
FOR AN APPROXIMATELY 100 )  
MEGAWATT MERCHANT ELECTRIC ) Case No. 2024-00253  
SOLAR GENERATING FACILITY AND )  
NONREGULATED ELECTRIC )  
TRANSMISSION LINE IN BRECKINRIDGE )  
COUNTY, KENTUCKY PURSUANT TO )  
KRS 278.700 AND 807 KAR 5:110 )

**ERRATA SHEET FOR NOTICE OF FILING ADDENDUM TO  
PROPERTY VALUE IMPACT ASSESSMENT FILED 3/3/2025**

Clover Creek Solar Project LLC d/b/a New Frontiers Solar Park (the “Applicant” or “New Frontiers”) hereby provides corrected pages to the Addendum to the Property Value Impact Assessment, SAR Attachment B (“Addendum”), which was filed on March 3, 2025. Pages 7 and 37 of the filed version became skewed during the optical character recognition process and resulted in portions of respective pages as unreadable or otherwise distorted the Addendum’s original formatting; the corrected pages 7 and 37 provided herewith displays the above-referenced pages undistorted and in full.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gregory T. Dutton".

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Gregory T. Dutton

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*d/b/a New Frontiers Solar Park*

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
	Adjoins	370 Claiborne	1.06	8/22/2019	\$273,000	2005	1,570	\$173.89	4/3	2-Car	2-Story	Brick
	Not	2160 Sherman	1.46	6/1/2019	\$265,000	2005	1,735	\$152.74	3/3	2-Car	R/FBsmt	Brick
	Not	2290 Dry	1.53	5/2/2019	\$239,400	1988	1,400	\$171.00	3/2.5	2-Car	R/FBsmt	Brick
	Not	125 Lexington	1.20	4/17/2018	\$240,000	2001	1,569	\$152.96	3/3	2-Car	Split	Brick

**Adjustments**

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
Adjoins	370 Claiborne								\$273,000			930
Not	2160 Sherman	\$1,831		\$0	-\$20,161				\$246,670	10%		
Not	2290 Dry	\$2,260		\$20,349	\$23,256	\$2,500			\$287,765	-5%		
Not	125 Lexington	\$9,951		\$4,800					\$254,751	7%		
											4%	

This set of matched pairs shows a general positive impact for this property. The range of adjusted impacts is -5% to +10%. The best indication is +7%. I typically consider measurements of +/-5% to be within the typical variation in real estate transactions. This indication is higher than that and suggests a positive relationship.

The photograph from the listing shows panels visible between the home and the trampoline shown in the picture.



**11. Clarke County Solar, Double Tollgate Road, White Post, Clarke County, VA**



This project is a 20 MW facility located on a 234-acre tract that was built in 2017.