



BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

In Re: Application of William F. Rothman to register as an Utility Valuation Expert (UVE) in the Commonwealth of Pennsylvania

Docket No: M-2016-2543193

Check one:

- Initial Application
Renewal Application

Fee: \$125 fee enclosed

1. Legal Name of the Applicant: William Franklin Rothman

Attach proof of compliance with appropriate Pennsylvania Department of State filing requirements.

2. Trade or Commercial or Fictitious Names Used by Applicant (d/b/a):

Check this box if the Applicant will not be using a fictitious name.

Check this box if the Applicant will be using a fictitious name or using a d/b/a (doing business as) another name and identify names below. If more space is needed, list names on the back of this page or append list to completed application.

3. Applicant Address:

Street Name & Number: 553 Bridgeview Drive
Post Office Box:
City: Lemoyne
State: PA
Zip Code: 17043
Telephone Number: 717-503-2333
Email Address: brothman@rsrrealtors.com
Website Address: www.rsrrealtors.com

A copy of any document from the Pennsylvania Department of State (Pa. Dept. of State) documenting the Applicant's Pa. Dept. of State entity number is adequate. However, the document must indicate that the Applicant's Pa. Dept. of State registration is "active." Certified copies of Pa. Dept. of State documents are not required.

Application for Registration as a Utility Valuation Expert (UVE)

4. Point of Contact for this Application:³Name: William F. RothmanTitle: Founder*Complete the following if different than above:*

Street Name & Number: _____

Post Office Box: _____

City: _____

State: _____

Zip code: _____

Telephone Number: _____

Email address: _____

5. Parent & Subsidiary Companies & Affiliates:

- Parent Name and Contact Information.* Provide name and contact information for parent company. Check box if any parent company is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Parent Name: Rothman, Schubert and Reed Realtors, LLCStreet Name & Number: 3 Lemoyne Drive, Suite 100

Post Office Box: _____

City: LemoyneState: PAZip Code: 17043Telephone Number: 717-763-1212Email Address: brothman@rsrrealtors.comWebsite Address: www.rsrrealtors.com

- Subsidiaries and Contact Information.* Provide name and contact information for all subsidiary companies. Check this box if any subsidiary is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Subsidiary Name: NONE

Street Name & Number: _____

Post Office Box: _____

City: _____

State: _____

Zip Code: _____

Telephone Number: _____

Email Address: _____

Website Address: _____

(Copy above information and paste on separate sheet as necessary for additional Subsidiaries)

³ PLEASE NOTE: Upon approval of this application, this Contact Information will be listed on the Commission's UVE Registry.

Application for Registration as a Utility Valuation Expert (UVE)

Affiliates and Contact Information. Provide name and contact information for all affiliated companies. Check box if any affiliate is currently doing business in Pennsylvania as a UVE or WWDC. If none, do not check the box; insert NONE below.

Affiliate Name: NONE
 Street Name & Number: _____
 Post Office Box: _____
 City: _____
 State: _____
 Zip Code: _____
 Telephone Number: _____
 Email Address: _____

(Copy above information and paste on separate sheet as necessary for additional Affiliates)

6. Contracts & Business Partnerships:

Check box if Applicant intends to or has operated under contract with or has partnered with an WWDC within the past five (5) years. Otherwise, insert NONE here: NONE.

Check box if Applicant intends to or has operated under contract, subcontracted or partnered with a UVE within the past five (5) years. Otherwise, insert NONE here: NONE.

If applicable, provide name(s) of WWDC(s) and UVE(s) and contact information for each and briefly describe the nature of business services associated with each contract and/or partnership. Attach additional pages as needed.

7. Identify principal officers (i.e., owners, executives, partners and/or directors, etc.), as appropriate for Applicant's organizational structure. Provide an organizational chart and the names, titles, business addresses and telephone numbers for each office.

Applicant is renewing as an individual, in the same way he is licensed with the Commonwealth of Pennsylvania Board of Certified Appraisers. However, in addition, we are including organizational structure for Rothman Schubert and Reed Realtors, LLC and RSR Realtors, the firm renewer founding in 1970 and remains a partner. (SEE ATTACHED EXHIBIT A)

8. Attach to this Application a brief biography or single page professional resume for all principal officers and management directly responsible for Applicant's operations. (SEE ATTACHED EXHIBIT B)

9. Provide Applicant's Federal Employer Identification No. (EIN): 23-2468209.

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10. Registered Agent

- a. If the Applicant does not maintain a principal office in the Commonwealth, the Applicant is required by the Pennsylvania Department of State to designate an approved Registered Agent as its representative in the Commonwealth. Check one of the boxes below, as applicable:

YES, the Applicant has registered its business with the Pennsylvania Department of State. Following is the Name and Contact information for the Applicant's Registered Agent approved by the Pennsylvania Department of State.

Registered Agent: _____
 Street Name & Number: _____
 Post Office Box: _____
 City: _____
 State: _____
 Zip Code: _____
 Main Telephone Number: _____
 Email Address: _____
 Website Address: _____

NO, the Applicant has not registered its business with the Pennsylvania Department of State.



STOP—To avoid denial of your application and forfeiture of your application fee, contact the Pennsylvania Department of State Bureau of Corporations to register as a business entity within the Commonwealth *PRIOR TO* completion and filing of this application with the Pennsylvania Public Utility Commission.

- b. Applicant has registered its business with the Pennsylvania Department of State. Please check appropriate registration type for Applicant as designated with the Department.

- Sole proprietor
- Domestic corporation (none)
- Domestic general partnership
- Domestic limited liability company
- Domestic limited liability partnership
- Foreign corporation
- Foreign general or limited partnership
- Foreign limited liability company
- Foreign limited liability general partnership
- Foreign limited liability limited partnership

Application for Registration as a Utility Valuation Expert (UVE)

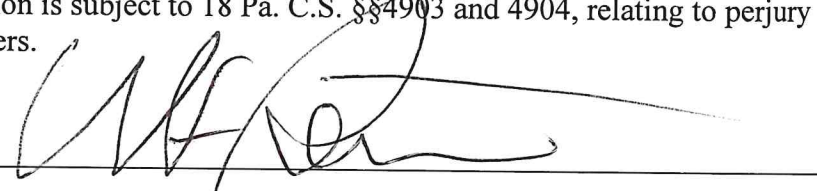
c. If Applicant is not domiciled in the Commonwealth of Pennsylvania and is registered as a "foreign" entity as identified above, please identify all other states where applicant is registered and name the appropriate state department(s):

11. Technical Fitness

Attach to this Application a copy of any certification(s) or similar documentation that would demonstrate the technical fitness of Applicant, such as professional licenses, technical certifications, and/or names of current or past clients with a description of dates and types of services provided by Applicant. (SEE EXHIBIT C)

12. Falsification

The Applicant understands that the making of false statement(s) herein may be grounds for denying the Application, or if later discovered, for revoking any authority granted pursuant to the Application. This Application is subject to 18 Pa. C.S. §§4903 and 4904, relating to perjury and falsification in official matters.

Signature of Principal Official: 

Official's Name & Title : William F. Rothman, Founder
(Please Print)

Date: December 22, 2025

Application for Registration as a Utility Valuation Expert (UVE)

APPENDIX A

AFFIDAVIT

[Commonwealth/State] of Pennsylvania:

County of Cumberland

: SS.

William Franklin Rothman, Affiant, being duly sworn or affirmed according to law, deposes and says that:

Affiant is the same as (Office of Affiant) of William Franklin Rothman (Name of Applicant);

That Affiant is authorized to and does make this affidavit for said Applicant;

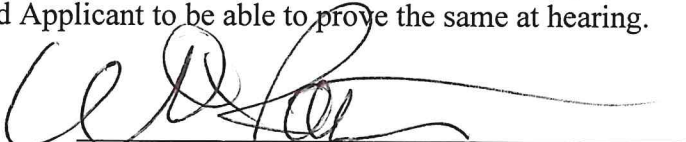
That William Franklin Rothman, the Applicant herein, has the burden of producing information and supporting documentation demonstrating technical fitness to be registered as a Utility Valuation Expert pursuant to Section 1329. 66 Pa. C.S. § 1329.

That William Franklin Rothman, the Applicant herein, acknowledges that it has answered the questions on the application correctly, truthfully and completely and has provided supporting documentation as required.

That William Franklin Rothman, the Applicant herein, acknowledges that it is under a duty to update information provided in answer to questions on this application and contained in supporting documents.

That William Franklin Rothman, the Applicant herein, verifies that neither the UVE nor the UVE's firm, including affiliates, have a conflict of interest that would compromise, or have the appearance of compromising, the UVE's professional judgement and ability to perform the valuation in an unbiased manner.

That the facts above set forth are true and correct to the best of Affiant's knowledge, information, and belief, and that Affiant expects said Applicant to be able to prove the same at hearing.

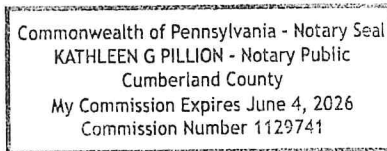


Signature of Affiant

Sworn and subscribed before me this 22 day of December 2025.

Kathleen G. Pillion

Signature of official administering oath



My commission expires: JUNE 4, 2026

BEFORE THE PENNSYLVANIA PUBLIC UTILITY COMMISSION

In Re: William Franklin Rothman renewal application for Utility Valuation Expert (UVE) registration.

CERTIFICATE OF SERVICE

Docket No. A-2019-3014675

I hereby certify that a true and correct copy of the foregoing has been served upon the following persons, in the manner indicated, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a participant).


Service by email address as follows on December 22, 2025

Darryl Lawrence
Melanie El Atieh
Commonwealth of Pennsylvania
Office of Consumer Advocate
5th Floor, Forum Place
555 Walnut Street
Harrisburg, PA 17101
Email: Ra-oca@paoca.org
melatieh@paoca.org

NazArah Sabree
Commonwealth of Pennsylvania
Office of Small Business Advocate
1st Floor, Forum Place
555 Walnut Street
Harrisburg, PA 17101
Email: ra-sba@pa.gov

Allison Kaster
PA Public Utility Commission
Bureau of Investigation and Enforcement
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120
Email: akaster@pa.gov

Date: December 22, 2025


William Franklin Rothman

ROTHMAN SCHUBERT AND REED REALTORS, LLC
RSR REALTORS, LLC

ORGANIZATIONAL CHART

Founder & Partner
Chairman & Partner
President/CEO & Partner
Broker of Record & Partner
Vice President & Partner
Vice President & Partner

William F. Rothman
W. Gregory Rothman
Jamie B. Berrier
Garrett H. Rothman, Esq.
Jan B. Castner
James R. Koury

WILLIAM F. ROTHMAN

William F. Rothman, Partner
RSR Appraisers & Analysis – RSR REALTORS®
3 Lemoyne Drive, Suite 100
Lemoyne, PA 17043

APPRAISING

General residential, commercial, and industrial appraising.

REAL ESTATE EXPERIENCE

Partner/Founder of RSR REALTORS® LLC, a residential, commercial, industrial brokerage, property management, and appraisal company.
President, 1550 Associates, a development company.

PROFESSIONAL AFFILIATIONS

PA State Board Certified: GENERAL APPRAISER #GA-000303-L
Course Instructor-Preparing the Real Estate Valuation case-Pennsylvania Bar Institute
Visiting Lecturer – Shippensburg University
Commonwealth of Pennsylvania - Board of Certified Appraisers 2016-2020
Commonwealth of Pennsylvania – Broker-RM419298

EDUCATION

Central Dauphin High School
Pennsylvania State University, University Park
BS Degree in Business Administration, SMEAL School (Real Estate and Insurance)

CLIENT REFERENCES

Upon Request

COMMUNITY ACTIVITIES AND ASSOCIATION MEMBERSHIPS

Greater Harrisburg Board of Realtors- Hall of Fame
Capital Region Economic Development Corp. - Past President/ Co-Founder
Harrisburg YMCA – Past Board Chairman,
Greater West Shore Area Chamber of Commerce – Past President
Greater Harrisburg Board of REALTORS – Past President
Greater Harrisburg Board of REALTORS – Past REALTOR of the Year
M& T Bank – Advisory Board
Boys & Girls Club – Volunteer
West Shore Regional Police – Commissioner 2020-2022

TESTIMONY:

Qualified: Court of Commons Pleas –Adams, Berks, Centre, Cumberland, Dauphin, Franklin, Juniata, Lancaster, Lehigh, Mifflin, Perry and York Counties, Master’s Hearings, Board of View, Courts of Common Pleas, and the United States Federal Bankruptcy Court, and United States Federal Court

I have been involved directly as either a principal, general/limited partner, or investor in the following types of development/investment:

1. Student Housing/Condominium Conversion
2. Residential Single Family Development
3. Strip Shopping Center Management
4. Office Park Development
5. Apartment Ownership & Management
6. Office Building Ownership, Leasing & Management
7. Rehabilitation of Single Family Housing
8. Warehouse, Manufacturing properties
9. Senior Housing Project
10. Residential Attached Housing

Currently, I am actively involved in ownership and development of the following properties:

1. 31,800 S.F. - Distribution Facility
2. Winding Hills 117 Lot Subdivision- Upper Allen Township

PAST OWNERSHIP AS A DEVELOPER:

Treemont – East Pennsboro Twp	100 Lots
Beaufort Ridge – Susquehanna Twp	100 Lots
Quaker Village – Newberry Township	20 Lots
Raven Hill – Upper & Lower Allen Twp	15 Lots
Creekstone Manor- Single Family	80 Lots
Milfording Highlands	123 Lots
Milfording Preserve	67 Lots
Pennsboro Commons – Strip Center, E Penn Twp.	109,000 Square Feet

AWARDS HONORS-PUBLICATIONS

Greater Harrisburg Association of REALTORS®-REALTOR® of the Year
Shippensburg University Chapter – Gamma Beta Sigma Honoree – Honorary Member
National Association of REALTORS®- Award for Excellence – Commercial Real Estate
Central Dauphin High School – Sports Hall of Fame
Central Penn Business Journal – Pipeline Coming Through? Know your rights – March 10, 2017
Penn Live.com If your in the path of a pipeline, it pays to know your rights

EXHIBIT C

In Re: William Franklin Rothman renewal application for Utility Valuation Expert (UVE) registration.

Technical Fitness

Docket No. A-2019-3014675

Attached is my Appraiser License.

Current Client:

Michael Watkin, CFO
Suez Water Company

717-901-6333

I have been performing ongoing property tax appeals for Suez Water for the past 15 years.

Pennsylvania Licensing System (PALS)

Visit our website at: www.pals.pa.gov to renew your license, change your personal or license address, or download duplicate licenses.

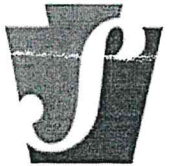
WILLIAM FRANKLIN ROTHMAN
553 BRIDGEVIEW DRIVE
LEMOYNE, PA 17043



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



WILLIAM FRANKLIN ROTHMAN

License Number : GA000303L Initial License Date : 09/06/1991 Expiration Date : 06/30/2027
License Type : Certified General Appraiser License Status as of 6/13/2025 : Active
Issued By : State Board of Certified Real Estate Appraisers
Address : 553 BRIDGEVIEW DRIVE, LEMOYNE, PA 17043



Axion R. Claggett

Acting Commissioner Axion R. Claggett

William Rothman

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code