

July - Updated Rents 2025

132 Curtin St. Osceola Mills					
Apt 1		x	x	\$1,200.00	3 bedroom
Apt 2		X	x	\$950.00	1 bedroom
Apt 3		x	x	\$700.00	1 bedroom
Apt 4		x	x	\$500.00	efficiency
Apt 5		X	x	\$425.00	1 bedroom
Apt 6		X	x	\$600.00	efficiency
Apt 9		X	x	\$900.00	1 bedroom
10-office					
Apt 7		x	x	\$700.00	1 bedroom
Apt 14		x	x	\$700.00	1 bedroom
Apt 11		x	x	\$450.00	efficiency
Apt A		x	x	\$750.00	1 bedroom
Apt B		x	x	\$550.00	efficiency
Apt C		x	x	\$650.00	1 bedroom
Apt D		x	x	\$800.00	1 bedroom
Apt E		x	x	\$450.00	1 bedroom
				\$10,325.00	

$$\begin{array}{r}
 X 12 = 123,900 \\
 \underline{41,991} \\
 = 81,909 \text{ NET}
 \end{array}$$

7 fx

A B C

132 Curtin St Osceola Mills

Rental income 123,900
~~99,780.00~~

oil \$15,000.00

electric \$10,800.00

water \$4,800.00

sewer \$3,000.00

trash \$972.00

propane \$1,680.00

taxes \$3,102.00

insurance \$2,637.00

total expenses \$41,991.00

total income ~~99,780.00~~

net income ~~57,789.00~~

123,900

81,909

132 Curtin St.



15 unit. Potential 16.

Payment Information

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Property Information

Control Number 016002562 Alternate Map Number 016001337800003 Tax Year 2025 <input type="button" value="v"/> Property Class 01 - Commercial Map Number O13-378-00003	Site Address 132 CURTIN ST OSCEOLA MILLS, PA 16666 Tax Code 0160 Legal Description HOTEL & PART L	Owner Name & Address ALL JACK VENTURES, LLC 20 WILTS LN STATE COLLEGE, PA, 16803 Tax Status Taxable
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Assessments

Annual Billing

	Land	Building	Mineral	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	3,250	30,750	0	34,000	0	0	0
Exempt	0	0	0	0	0	0	0
Total	3,250	30,750	0	34,000	0	0	0

No Property Sketches

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2016	201612858	09 Multiple-Parcel Sale-New	10/26/2016	ROBERT D & ROSE MARIE EARNEST EARNEST, ROBERT D. EARNEST, ROSE MARIE	ALL JACK VENTURES, LLC	\$149,900.00
1991	1439-602-1	01 Old-Valid Sale	1/29/1991	ROBERT D EARNEST	ROBERT D & ROSE MARIE EARNEST	\$1.00

Structure (1 of 1)

Property Type	Description	Quality	Total Base Area	Year Built	Eff. Age	Value
COM - Commercial	Hotel/Motel, Hi Rise	C	3,716	1920	0	71,800

Section 2 Interior Finish					
Tavern/Bar					3,461 Square Ft.

Section 1 Interior Finish					
Multi-Use, Storage					3,716 Square Ft.

Section 1, Base Cost - 314					
Hotel/Motel, Hi Rise, Bsmt- Wood					3,716 Square Ft.

Section 5 Exterior Wall Type					
Frame					3,461 Square Ft.

Section 4 Exterior Wall Type					
Frame					3,461 Square Ft.

Section 2 Exterior Wall Type					
Frame					3,461 Square Ft.

Section 2, Cooling					
Tavern/Bar Air Cond.					3,461 Square Ft.

Section 2, Plumbing					
Tavern/Bar Plumbing					3,461 Square Ft.

Section 2, Heating					
Tavern/Bar Heat					3,461 Square Ft.

Section 1, Heating

Multi-Use, Storage Heat

3,716 Square Ft.

Section 4, Plumbing

Hotel Plumbing

3,461 Square Ft.

Section 4, Cooling

Hotel Air Cond.

3,461 Square Ft.

Section 4, Heating

Hotel Heat

3,461 Square Ft.

Section 3 Interior Finish

Tavern/Bar

255 Square Ft.

Section 2, Base Cost - 314

Hotel/Motel, Hi Rise, 1st Floor - Wood

3,461 Square Ft.

Section 2 - Features

Porch, Covered

144 Square Ft.

Porch, Covered

80 Square Ft.

Porch, Covered

154 Square Ft.

Porch, Covered

35 Square Ft.

Section 3 Exterior Wall Type

Frame

255 Square Ft.

Section 3, Heating

Tavern/Bar Heat

255 Square Ft.

Section 3, Cooling

Tavern/Bar Air Cond.

255 Square Ft.

Section 3, Plumbing	
Tavern/Bar Plumbing	255 Square Ft.

Section 1, Cooling	
Multi-Use, Storage Air Cond.	3,716 Square Ft.

Section 1, Plumbing	
Multi-Use, Storage Plumbing	3,716 Square Ft.

Section 5, Plumbing	
Hotel Plumbing	3,461 Square Ft.

Section 5, Cooling	
Hotel Air Cond.	3,461 Square Ft.

Section 5, Heating	
Hotel Heat	3,461 Square Ft.

Delinquent Taxes

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	Tax Year	Due	Paid	Total Due
+	2024	\$2,611.15	\$0.00	\$2,611.15
			Total	\$2,611.15

Disclaimer

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Land Value

Property Class	Description	Type	Sq. Ft.	Calc. Acres	Deed Acres	Value
COM - Commercial	S1	S1 - Area	6,600	0.0000	0.00	6,530