



URBAN ABANDONMENT: A HOUSING JUSTICE LAB

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**URBAN ABANDONMENT STUDENTS!
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**METHODS: STEP ONE, IDENTIFY A
NEIGHBORHOOD AREA**

[HTTPS://ARCGIS/100U0F0](https://arcgis.com/arcgis/100u0f0)

[View Full Property Details](#)
[Printable Property Report](#)
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SBL: 56.93-2-30

Address: 65 Vanburen St

City: Kingston

Property Class: 2 Family Res

Deed Book: 5741 | **Page:** 186

Owner: 65 Van Buren Street LLC

Mailing Address: 42 Saint Josen Rd

PO Box: undefined

Mail City: Accord NY

Mail Zip: 12404

STEP TWO: ACCESS PUBLIC RECORDS

[View Full Property Details](#)
[Printable Property Report](#)
[View Official Tax Map](#)
[Share This Parcel \(link\)](#)

SBL: 56.93-2-32.1

Address: 675 Broadway

City: Kingston

Property Class: Mini-mart

Deed Book: 3265 | **Page:** 171

Owner: Virk Convenient Mart Inc

Mailing Address: 740 Main St

PO Box: undefined

Mail City: Poughkeepsie NY

Mail Zip: 12603

[View Full Property Details](#)
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[View Official Tax Map](#)
[Share This Parcel \(link\)](#)

SBL: 56.93-2-3

Address: 44 Franklin St

City: Kingston

Property Class: 2 Family Res

Deed Book: 5761 | **Page:** 172

Owner: City of Kingston

Mailing Address: 420 Broadway

PO Box: undefined

Mail City: Kingston NY

Mail Zip: 12401

[View Full Property Details](#)
[Printable Property Report](#)
[View Official Tax Map](#)
[Share This Parcel \(link\)](#)

SBL: 56.93-2-11

Address: 16 Franklin St

City: Kingston

Property Class: Parking lot

Deed Book: 4295 | **Page:** 116

Owner: AME Zion Church

Mailing 2: P.O. Box 2519

PO Box: undefined

Mail City: Kingston NY

Mail Zip: 12402



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	A	B	C	D	E	F	G	H	I	J	K	L
1	Street Address	Property Class	Owner 1	Owner 2	Mailing Address	Mail City	Mail Zip	Owner lat	Owner Long	property Latitude	property long	ent Single Owner
2	675	Mini-mart	Virk Convenient Mart Inc	null	740 Main St	Poughkeepsie	12603	41.696534	-73.905297	41.930687	-74.007837	null
3	661	Det row bldg	Feiden Earl Inc	null	New Loudon Rd	Latham	12110	41.18188	-74.052	41.930393	-74.007381	null
4	649	Auto body	A & P Ferraro Corp	null	Sawkill Ruby Rd	Kingston	12401	40.78732	-73.9559	41.930137	-74.006688	null
5	635	Bank complex	CB 635 LLC	null	Chrystie St Fl 2nd	New York City	10002	40.68141	-73.9089	41.930036	-74.006188	null
6	721	Office bldg	Seven21 LLC	null	721 Broadway	Kingston	12401	40.68141	-73.9089	41.931069	-74.009895	null
7	713	Diner/lunch	ZEAA LLC	null	47 Tall Oaks Dr	Kingston	12401	40.71094	-74.0012	41.931184	-74.009137	null
8	715	Office bldg	Aster Properties LLC	null	715 Broadway	Kingston	12401	41.92907	-74.0116	41.931229	-74.009473	null
9	731	Att row bldg	County of Ulster	null	113 Shamrock Ln	Kingston	12401	41.92833	-74.0132	41.931370	-74.01049	null
10	755	Det row bldg	Franklin Apartments LLC	null	681 East 14th St	Brooklyn	11235	41.90529	-73.9775	41.931915	-74.011144	null
11	625	Mini-mart	Cheekam King LLC	null	5 Olev Ln	New Paltz	12561	42.07935	-73.9543	41.929329	-74.005697	null
12	615	Vacant comm	City of Kingston	null	420 Broadway	Kingston	12401	41.92853	-74.0127	41.92948	-74.00539	null
13	607	Office bldg	Taconic DDSO	null	26 center Cir	Wassaic	12592	33.85449	-84.3584	41.929395	-74.004879	null
14	595	1 use sm bld	595 Broadway LLC	null	233 Fair st	Kingston	12401	42.08308	-73.9513	41.929168	-74.00426	null
15	591	1 use sm bld	The 591 Building LLC	null	8 Salisbury Tpke	Rhinebeck	12572	41.92876	-74.0123	41.929175	-74.004048	null
16	585	Att row bldg	Gary Tuma	Tim Charest	15 Ohayo Dr	West Hurley	12491	40.69773	-73.3474	41.929106	-74.004003	null
17	571	Fast food	James Stefanowicz	null	P.O. Box 340	Laconia, NH	3247	43.529718	-71.469444	41.92868	-74.003343	null
18	561	1 use sm bld	Todd J Coutant	null	15 Valhank Rd	Ulster Park	12487	41.858761	-73.978156	41.928741	-74.002873	null
19	557-559	Vacant comm	Todd J Coutant	null	15 Valhank Rd	Ulster Park	12487	41.858761	-73.978156	41.87616	-73.972939	null

STEP THREE: GEOCODING, ENDLESS GEOCODING

STEP FOUR: POSING QUESTIONS TO THE DATA

1. For which properties did the mailing address match the owner's address?
2. For which properties did the mailing address NOT match the owner's address?
3. Where do non-resident owners live? Does that tell us anything about their relationship to tenants in Midtown?
3. How many properties in the neighborhood are owned by LLCs?
4. How many properties in the neighborhood are owned by LLCs that control 2 or more properties?
5. How many residential properties in the neighborhood are owned by individuals, realty or development companies that own 3 or more properties (we called these, the mini-empires) in this community?

STEP 4.5: ADDING A DOSE OF NUANCE



NEXT STEPS

1. More geocoding: The HJL aspires to geocode each property parcel in the city of Kingston by the end of 2020.

2. Tracking down LLCs: We have some idea of the institutions behind LLCs, but there is much more to learn.

Many LLCs in the neighborhood were only created in the last 12 months. That seems worthy of further investigation.

3. Reaching out to landlords to see if they will talk to us about how they relate to tenants and the communities in which they own.

4. Pushing for ever-greater transparency in the AirBnB/Homeaway vacation rental market.

(In map to the right, red properties = owned by LLCs, black non-LLC owned)

