



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

(281) 341-8608
Fax (281) 341-8609

June 28, 2011

Jin Jin
Wel-Farm Supermarket
4635 Highway 6
Sugar Land, Texas 77478

Reference: Account No. 9960-23-206-0030-907
Tax Year 2010, Precinct 4

Dear Jin Jin:

The County has received your request to waive penalty and interest and collection fees totaling \$2,979.21 on property taxes for the referenced account for tax year 2010.

Commissioners Court is scheduled to consider your request on July 12, 2011, at 1:00 p.m., during regular session. The Commissioners Court is located at the William B. Travis Building, 301 Jackson Street, Suite 700, in Richmond, Texas.

Please contact your Commissioner, James Patterson, at telephone 281-980-2235, if you wish to discuss your request in further detail. Your presence is not mandatory for the Court to act upon your request.

Section 33.011 (a) (1) the Texas Tax Code provides Commissioners Court with authority to consider a waiver of penalty and interest on property taxes in situations where an error can be proved on the part of either the County Tax Office or the Central Appraisal District.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Hebert".

Robert E. Hebert

/Enclosure

Copy: Commissioner, James Patterson, Precinct 4

Section 33.011(a)(1) of the Texas Property Code states, "The governing body of a taxing unit: shall waive penalties and interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, RTA
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469

(281) 341-3710
Fax (281) 341-9267
Email: schulpat@co.fort-bend.tx.us
www.fortbendcountytax.com

June 21, 2011

TO: County Judge Robert E. Hebert
Commissioner Richard Morrison
Commissioner Grady Prestage
Commissioner Andy Myers
Commissioner James Patterson
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*
Tax Division Supervisor

RE: Waiver of Penalty and Interest—Well-Farm Supermarket;
Account #: 9960-23-206-0030-907; 2010 Tax Year; Legal Description: Personal Inv, Furn & Fix Located at
4635 Highway 6 in Sugar Land (Wel-Farm); **Precinct #4**

Jin Jin, representing Well-Farm Supermarket, is requesting waiver of penalty and interest on the above referenced account for the 2010 tax year. Taxpayer states they were unable to pay the total tax in a timely manner due to the tax statement being sent and held by the 2010 owner of record, Mulan World Inc.

Tax Office Records Indicate:

- 2010 Tax Roll list ownership on account 9966-23-206-0030-907 as Mulan World Inc, 4202 Grand Plantation Ln, Missouri City, Texas 77459-2380.
- November 1, 2010—Original 2010 Tax Statement was mailed to: Mulan World Inc. 4202 Grand Plantation Lane, Missouri City, Texas 77459-2380. Original tax statement was not returned by the Post Office.
- February 2011—33.11 Notice of Delinquent Taxes for **Fort Bend County General Fund, Drainage and City of Sugar Land**, mailed to: Mulan World Inc., 4202 Grand Plantation Ln, Missouri City, Texas 77459-2380. 33.11 Notices was not returned by the Post Office.
- February 28, 2011—2010 33.11 Notice of Delinquent Taxes for **Fort Bend ISD** was mailed to Mulan World Inc, 4202 Grand Plantation Ln Missouri City Texas 77459-2380. 33.11 Notice was returned by the Post Office on March 25, 2011 marked "Return to Sender, Attempted Not Known, Unable to forward".
- May 5, 2011—Tax Clerk received call from new owner Well-Farm Supermarket stating they purchased property in February 2010. Taxpayer was advised that Fort Bend Central Appraisal District needed to be contacted in order to update records. Taxpayer was also advised that one statement was documented as being returned. A delinquent tax statement and instructions for Waiver of Penalty and Interest were faxed to the taxpayer.
- Fort Bend Central Appraisal District was notified on 06/02/2011 that "Top Foods Service LLC" purchased all the supermarket business and assets know as Wel-Farm Supermarket located at 4635 Hwy 6, Sugar Land, Texas per

the "Bill of Sale" dated 02/24/2010. Fort Bend Central Appraisal District created new account number 9960-20-211-0109-907 for 2011 according to the Bill of Sale and Rendition that was submitted.

- The Assumed Name Record (D.B.A.) filed on 02/26/2010 with Fort Bend County Clerk's office list name of the business as "Well Farm Supermarket". In this document the certificate of ownership states the corporation name as "Top Foods Service LLC".
- The check that paid the 2009 taxes is from: Mulan World Inc. DBA Wel-Farm Supermarket 4635 Highway 6 Sugar Land, Texas 77478.
- New Owner did not notify Fort Bend Central Appraisal District of ownership and mailing address change prior to 2010 tax statements being mailed.
- There is no evidence of an error by Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend ISD and City of Sugar Land have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and interest, and allow the Fort Bend County Commissioner's Court to make the determination based on 33.011 of the State of Property Tax Code.

Breakdown of Taxes Paid

Account 9960-23-206-0030-907

2010 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$5,360.00	\$ 696.80	\$ 1,211.36	\$ 1,908.16
City of Sugar Land	\$1,200.00	\$ 156.00	\$ 203.40	\$ 359.40
FBC	\$1,999.04	\$ 259.87	\$ 451.78	\$ 711.65
Total	\$8,559.04	\$ 1,112.67	\$ 1,866.54	\$ 2,979.21

Total Penalty & Interest and Collection Fees: \$2,979.21

I **do not** recommend waiver of penalty and interest. Property Tax Code 33.011 (a) (1). "The governing body of a taxing unit; shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469

Certified Owner:

MULAN WORLD INC
4202 GRAND PLANTATION LN
MISSOURI CITY, TX 77459-2380

Legal Description:

PERSONAL PROPERTY INV, FURN & FIX
 LOCATED @ 4635 HIGHWAY 6 IN SUGAR LAND
 (WEL-FARM)

Parcel Address: 4635 HIGHWAY 6
Legal Acres: 0.0000

Remit Seq No: 18565463

Receipt Date: 05/26/2011

Deposit Date: 05/27/2011

Print Date: 06/17/2011

Deposit No: L110526

Validation No: 25

Account No: 9960-23-206-0030-907

Operator Code: KUCE

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2010	Fort Bend Isd	400,000	1.340000	5,360.00	696.80	1,211.36	7,268.16
2010	City Of Sugar Land	400,000	0.300000	1,200.00	156.00	203.40	1,559.40
2010	Fort Bend Co Drainage	400,000	0.019600	78.40	10.19	17.72	106.31
2010	Fort Bend Co Gen Fnd	400,000	0.480160	1,920.64	249.68	434.06	2,604.38
				\$8,559.04	\$1,112.67	\$1,866.54	\$11,538.25

Check Number(s):
 011692

PAYMENT TYPE:

Checks: --<
\$11,538.25

Exemptions on this property:

Total Applied: \$11,538.25

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:
WELL FARM SUPERMARKET
4635 HWY 6
SUGAR LAND, TX 77478

(281) 341-3710

Well-Farm Supermarket

4635 Hwy 6
Sugar land, TX 77478
281-494-8868

Old Acct # 9960-23-206-0030-907

New Acct# 9960-20-211-0109-907

*(Top Food
Service LLC.
per CAD
for 2011)*

County Judge Robert E. Hebert

301 Jackson, Suite 719
Richmond, TX 77469

Dear Robert E. Hebert,

Well-Farm Supermarket would like to request a waiver of penalty interest paid for the amount of \$2,979.21 due from Well-Farm Supermarket as of May31, 2011. Well-Farm Supermarket was unable to pay the total tax of \$8,559.04 for tax year of 2010 during the due date period, because the tax documents were sent and held with the previous owners of Well-farm Supermarket at :

Mulan World Inc.
4202 Grand Plantation Ln.
Missouri City, TX 77459

Upon notice of taxes and interest penalty due, the current owners of Well-farm Supermarket immediately paid the balance of \$8,559.04 Plus \$2,979.21 interest. It was not intentional on our part to delay payment of taxes and interest fees. Therefore we would like to request A refund for the penalty interest paid. With the current state of the economy, our small business is definitely feeling the downturn and needs all the penalty interest expended just to keep the business

COUNTY JUDGE
ROBERT E. HEBERT
RICHMOND, TX

Running.

Please accept this request for waiver of interest paid on late payment.

Thank you,

Jin Jin

Asst. Store Manager

Well-Farm Supermarket
4635 HWY 6
Sugar Land, TX 77478

Phone: 281-494-8868

Fax: 281-494-8878