



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

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

April 12, 2012

Thach Nguyen
3002 Broadmoor Drive
Sugar Land, Texas 77478-4005

Reference: Account Number 7550-01-003-5100-907
Tax Year 2011, Precinct 3

Dear Mr. Nguyen:

The County has received your request to waive penalty and interest on Fort Bend County property taxes. Fort Bend County is also authorized by Fort Bend ISD, and the City of Sugar Land to act on their behalf, bringing the total amount requested to \$482.00 for the referenced account for tax year 2011.

If you have documented proof of an *error* on the part of the County Tax Office or the Central Appraisal District, you may present that documentation to the Commissioners Court on Tuesday, April 24, 2012, at 1:00 p.m., when your request will be considered. The Commissioners Court is located at the William B. Travis Building, 301 Jackson Street, Suite 700, in Richmond, Texas.

Please contact your Commissioner Andy Meyers, at 281-238-1400 or andy.meyers@co.fort-bend.tx.us, if you wish to discuss your request in further detail.

State law mandates that the Commissioners Court cannot approve a waiver of penalty and interest on property taxes unless 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". The signature is written in a cursive style.

Robert E. Hebert

Copy: Andy Meyers, Commissioner Precinct 3

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
17 Eugene Heimann Circle
Richmond, TX 77469-3623

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

April 9, 2012

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 –Nguyen, Thach & Phuong : Account # 7550-01-003-5100-907, 2011 Tax Year;
Legal Description: Sugar Creek Sec 1, Block 3, Lot 51, R/P AMC

Precinct 3

Mr. Thach Nguyen, is requesting waiver of penalty and interest for 2011 tax year because he thought the title company had already paid them in his closing costs.

Tax Office Records Indicate:

1. Original deed # 2011077920 recorded on August 10, 2011 with the owners listed as Thach Nguyen and Phuong Nguyen. Grantee address was listed as: Thach Nguyen and Phuong Nguyen C/O Danny Nguyen, 9900 Bellaire #909, Houston, Texas 77036.
2. November 17, 2011 – 2011 Original Owner Tax Statement was mailed to: Nguyen Thach & Phuong C/O Danny Nguyen, 9900 Bellaire, 909, Bellaire, TX 77036-3404. **Our records currently do not indicate that the 2011 Original Tax Statement was returned by the Post Office.**
3. February 29, 2012 – 2011 Reminder Notice was mailed to: Nguyen Thach & Phuong C/O Danny Nguyen, 9900 Bellaire, 909, Bellaire, TX 77036-3404. **Our records currently do not indicate that the 2011 Reminder Notice was returned by the Post Office.**
4. March 1, 2012 -- 2011 February Name Address Change 2 was added to tax system. Ownership information is as follows: Nguyen Thach & Phuong, 3002 Broadmoor Dr, Sugar Land, TX 77478-4005.

5. March 2, 2012 – 2011 Name Address Change 2 Statement was mailed to: Nugyen Thach & Phuong, 3002 Broadmoor Dr, Sugar Land, TX 77478-4005. **Our records do not indicate that this statement was returned by the Post Office.**
6. March 7, 2012 – Taxpayer spoke with Tax Clerk and stated he mailed a check to pay full amount. Tax Clerk asked him to provide a copy of his receipt or a copy of his cancelled check.

Taxpayer called back and requested our office to waive penalty and interest since he thought property tax was included in his closing costs. Tax Clerk suggested he contact his title company to find out if taxes were included in closing costs.
7. There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
8. Fort Bend ISD and the 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 Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 7550-01-003-5100-907:

2011 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$3,350.00	\$301.50	\$0.00	\$301.50
City of Sugar Land	\$ 756.13	\$ 68.05	\$0.00	\$ 68.05
BC	\$1,249.50	\$112.45	\$0.00	\$112.45
Total	\$5,355.53	\$482.00	\$0.00	\$482.00

Total Penalty & Interest: \$482.00

do not recommend waiver of penalty and interest. Property Tax Code Section 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..."

Dear county Judge Robert Hebert,

My name is THACH V NGUYEN
Tax Acc # 7550-01-003-5100-907

please help us to waive the interest penalty. The reason we had paid late is because when we bought the house on August 2011. We thought the title company said it already paid.

please check on our record (we always pay on time)

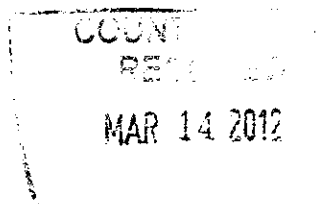
Thank you very much for your time and concern,
We truly apologize for the inconvenience.

you can reach me at cell 281 7990787

Sincerely,



* Attached is the copy of the Tax statement.



DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

NGUYEN THACH & PHUONG
3002 BROADMOOR DR
SUGAR LAND , TX 77478-4005

Legal Description:

SUGAR CREEK SEC 1, BLOCK 3, LOT 51, R/P
AMC

Parcel Address: 3002 BROADMOOR DR
Legal Acres: 0.0000

Remit Seq No: 20692990
Receipt Date: 03/13/2012
Deposit Date: 03/14/2012
Print Date: 03/19/2012

Deposit No: L120313
Validation No: 48
Account No: 7550-01-003-5100-907
Operator Code: CRUZ

Table with 7 columns: Tax Unit Name, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, City Of Sugar Land, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, and a total row.

Check Number(s):
1108

PAYMENT TYPE:

Checks: \$5,837.53

Exemptions on this property:

Total Applied: \$5,837.53

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:

THACH V NGUYEN
PHOUNG T NGUYEN
4311 KENSTON PL
MISSOURI CITY , TX 77459

(281) 341-3710