



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

September 6, 2013

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

Oswaldo Hazbon
2206 Pearl Bay Ct
Pearland, TX 77584

Reference: Account Number: 6887-47-001-0220-907
Tax Year 2012, Precinct 1

Dear Mr. and/or Mrs. Hazbon:

The County has received your request to waive penalty, interest, and collection fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District which represents a total amount of \$99.71 for penalties assessed on the referenced account for tax year 2012. The Tax Assessor's Office has conducted research on your account; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, September 24, 2013 at 1:00 p.m. Commissioners Court is located at the William B. Travis Building, 301 Jackson Street, Suite 700, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioner, Richard Morrison, prior to September 24, 2013, at telephone 281-344-9400 or by email at richard.morrison@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Richard Morrison, Precinct No. 1

*Section 33.011(a)(1) of the Texas Tax Code states, "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."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, RTA
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

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

DATE: August 29, 2013

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

FROM: Tammy Staton T.S.
Tax Division Supervisor

Re: Waiver of Penalty and Interest – Oswaldo Hazbon & Martha Juliana Granados:
Account # 6887-47-001-0220-907, 2012 Tax Year; Legal Description: Shadow Creek Ranch SF-47,
Block 1, Lot 22

Precinct 1

Oswaldo Hazbon and Martha Juliana Granados are requesting a waiver of penalty and interest for the 2012 tax year, stating they did not receive a statement until June 2013

Tax Office Records Indicate:

- September 5, 2012 – Deed #2012100359 recorded owner Oswaldo Hazbon and Martha Juliana Granados 2206 Pearl Bay Court Pearland, TX 77584
- November 16, 2012 – The Original 2012 Tax Statement was mailed to M/I Homes of Houston LLC 3 Easton Oval Ste 500 Columbus, OH 43219-6011. **This statement was not returned by the Post Office**
- December 3, 2012 – 2012 Name and Address Correction added owner Oswaldo Hazbon and Martha Juliana Granados without a physical mailing address. **This statement was not returned by the Post Office**

- March 4, 2013 -- 2012 Reminder Notice was mailed to Oswaldo Hazbon and Martha Juliana Granados without a physical mailing address listed on the statement. **This statement was not returned by the Post Office**
- May 30, 2013--2012 33.07 Notice was mailed to Oswaldo Hazbon and Martha Juliana Granados without a physical mailing address listed on the statement. **This statement was returned by the Post Office ---as return to sender, not deliverable as addressed, and unable to forward**
- June 5, 2013-- Tax Office forwarded a Delinquent Statement to Oswaldo Hazbon and Martha Juliana Granados at 2206 Pearl Bay Court Pearland, TX 77584-3761
- There is evidence of an error by the Fort Bend Central Appraisal District.
- Fort Bend ISD has authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees 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 6887-47-001-0220-907:

2012 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$484.14	\$72.62	\$556.76
FBC	\$180.56	\$27.09	\$207.65
Total	\$664.70	\$99.71	\$764.41

Total Penalty and Interest: \$99.71

I do recommend waiver of penalty and interest for **2012**. 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..."

Houston, June 21st, 2013

Honorable County Judge Robert E. Herbert,

A week ago my wife and I received a delinquent tax statement bill from the Fort Bend County Tax Assessor/Collector for the value of \$664.70, which states that we have to pay an additional penalty of \$99.71 because this tax bill was not paid in December 2012, bringing the total to \$764.41 (Please see enclosed document). This is the first time we receive this bill, or any bill for that matter, from Fort Bend County: we never received any such document in December.

We moved from Dallas to Houston and purchased this house in September 2012. We have never before owned property in the Houston area. In December 2012, we received tax bills from Brazoria-Fort Bend Co Mud and from Brazoria County which we paid before the end of the year, as we always did in Dallas (Please see enclosed documents). We were unaware that we had to pay a third tax bill.

We called the Fort Bend County Tax Assessor Office, and spoke with Mrs. Irene Arreguin, the Collections Department Coordinator, about this issue. She responded that they could not send this bill until June 2013 because they did not have our home address until now.

Mrs. Arreguin sent us a document with instructions to apply for a reimbursement on this penalty. The instructions said to pay the amount including fees in full before sending this letter, so we are enclosing a copy of the check we used to pay the \$764.41 on the bill to you to prove we have paid it in full.

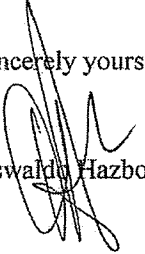
Since we did not receive or were made aware of this bill, we could not pay it during December 2012. We did not ignore the bill: the Fort Bend County Tax Assessor/Collector did not send it out until June, six months later. We believe that for this reason we should not be penalized with the \$99.71 fee on this bill.

Through this letter, we are formally requesting a waiver of the penalty, interest and attorney fees on our bill to you, Judge Hebert. The following is the information we were told was required:

Account Number:	6887-47-001-0220-907
Legal Description:	Shadow Creek Ranch SF-47, Block 1, Lot 22
Year in Question:	2012
Taxpayer Mailing Address:	2206 Pearl Bay Ct., Pearland, TX 77584
Taxpayer Telephone:	972-954-7243

We appreciate your time and attention with this issue, and your prompt assistance in reimbursing the \$99.71 fee.

Sincerely yours,


Oswald Hazbon

COUNTY JUDGE
RECEIVED
JUN 27 2013


Martha Juliana Granados

2012 TAX STATEMENT

BRAZORIA-FORT BEND CO MUD #

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEBRUARY 1, 2013
 PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEBRUARY 1, 2013 AS FOLLOWS:
 FEBRUARY: 7% MARCH: 9% APRIL: 11%
 MAY: 13% JUNE: 15% JULY: 18% + STATUTORY ATTORNEY FEES
 TAXES REMAINING UNPAID ON JULY 1 WILL INCUR AN ADDITIONAL PENALTY.
 PLEASE MAKE YOUR CHECK PAYABLE TO: BRAZORIA-FORT BEND CO MUD #1

OWNER NAME AND ADDRESS		ACCOUNT NUMBER	PROPERTY DESCRIPTION		
HAZBON OSWALDO & MARTHA JULIANA G		74/6887470010220	SHADOW CREEK RANCH SF-47, BLOCK 1, LOT 22		
		DATE OF NOTICE			
		11/06/2012	PARCEL ADDRESS -> 2206 PEARL BAY CT		
APPRaisal AND EXEMPTIONS	BRAZORIA-FORT BEND CO MUD #1	IF YOUR TAXES ARE TO BE PAID BY YOUR MORTGAGE COMPANY, PLEASE FORWARD THIS STATEMENT TO THEM WITH YOUR ACCOUNT NUMBER WRITTEN ON THE STATEMENT. THIS STATEMENT IS DUE TO A CHANGE RECEIVED FROM YOUR LOCAL APPRAISAL DISTRICT. IF YOU ARE NO LONGER THE OWNER, PLEASE CONTACT OUR OFFICE AT (281) 482-0216. PAYMENT MUST BE DRAWN ON U.S. BANKS AND PAYABLE IN U.S. DOLLARS ONLY. FOR CREDIT CARD PAYMENTS, PLEASE VISIT OUR WEBSITE AT WWW.ASWTAX.COM. THOMAS W. LEE, R.T.A. TAX ASSESSOR/COLLECTOR			
LAND	36,130				
100% APPR./ASSESSED	36,130				
NET TAXABLE	36,130				
TAX RATE (PER \$100)	\$0.850000				
TOTAL TAX LEVY	307.11				
TOTAL AMOUNT DUE BY JANUARY 31, 2013	PLEASE PAY THE AMOUNT SHOWN BELOW FOR THE MONTH YOU MAKE PAYMENT				
\$307.11	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY
	\$307.11	\$307.11	\$307.11	\$307.11	\$328.61
	MARCH	APRIL	MAY	JUNE	JULY
	\$334.75	\$340.89	\$347.03	\$353.18	\$434.87
YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER SEE REVERSE SIDE CONCERNING PAYMENT OPTIONS AND IMPORTANT INFORMATION					

----- Please detach and return the bottom portion with your payment -----

2012 PROPERTY TAX REMITTANCE

BRAZORIA-FORT BEND CO MUD #

ACCOUNT NUMBER	C.A.D. NUMBER	PAY BY	AMOUNT DUE
74/6887470010220	6887470010220	01/31/13	\$307.11
<input checked="" type="checkbox"/> Check this Box if Receipt Required		AMOUNT OF YOUR CHECK	\$307.11



BRAZORIA-FORT BEND CO MUD #1
 P.O. BOX 1368
 FRIENDSWOOD TX 77549-1368

HAZBON OSWALDO & MARTHA JULIANA GRA
 2206 PEARL BAY CT
 PEARLAND, TX 77584

2012746887470010220XXXXXN01000003071100000328610000000000

2012 TAX STATEMENT

BRAZORIA-FORT BEND CO MUD #

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEBRUARY 1, 2013. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEBRUARY 1, 2013 AS FOLLOWS:

FEBRUARY: 7% MARCH: 9% APRIL: 11%
MAY: 13% JUNE: 15% JULY: 18% + STATUTORY ATTORNEY FEES

TAXES REMAINING UNPAID ON JULY 1 WILL INCUR AN ADDITIONAL PENALTY.

PLEASE MAKE YOUR CHECK PAYABLE TO: BRAZORIA-FORT BEND CO MUD #1

OWNER NAME AND ADDRESS	ACCOUNT NUMBER	PROPERTY DESCRIPTION
HAZBON OSWALDO & MARTHA JULIANA G	74/6887470010220	SHADOW CREEK RANCH SF-47, BLOCK 1, LOT 22
	DATE OF NOTICE	
	11/06/2012	
PARCEL ADDRESS ->		2206 PEARL BAY CT

APPRAISAL AND EXEMPTIONS	BRAZORIA-FORT BEND CO MUD #1	IF YOUR TAXES ARE TO BE PAID BY YOUR MORTGAGE COMPANY, PLEASE FORWARD THIS STATEMENT TO THEM WITH YOUR ACCOUNT NUMBER WRITTEN ON THE STATEMENT.
LAND	36,130	THIS STATEMENT IS DUE TO A CHANGE RECEIVED FROM YOUR LOCAL APPRAISAL DISTRICT. IF YOU ARE NO LONGER THE OWNER, PLEASE CONTACT OUR OFFICE AT (281) 482-0216.
100% APPR./ASSESSED	36,130	
NET TAXABLE	36,130	
TAX RATE (PER \$100)	\$0.850000	
TOTAL TAX LEVY	307.11	PAYMENT MUST BE DRAWN ON U.S. BANKS AND PAYABLE IN U.S. DOLLARS ONLY. FOR CREDIT CARD PAYMENTS, PLEASE VISIT OUR WEBSITE AT WWW.ASWTAX.COM.
		THOMAS W. LEE, R.T.A. TAX ASSESSOR/COLLECTOR

TOTAL AMOUNT DUE BY JANUARY 31, 2013	PLEASE PAY THE AMOUNT SHOWN BELOW FOR THE MONTH YOU MAKE PAYMENT				
	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY
	\$307.11	\$307.11	\$307.11	\$307.11	\$328.61
\$307.11	MARCH	APRIL	MAY	JUNE	JULY
	\$334.75	\$340.89	\$347.03	\$353.18	\$434.87

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER
SEE REVERSE SIDE CONCERNING PAYMENT OPTIONS AND IMPORTANT INFORMATION

----- Please detach and return the bottom portion with your payment -----

2012 TAX STATEMENT



RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:

HAZBON OSWALDO &
MARTHA JULIANA GRANADOS
2206 PEARL BAY CT
PEARLAND, TX 77584

Legal Description:

SHADOW CREEK RANCH SF-47, BLOCK 1, LOT
22

Account No: 7502-4701-022

Appr. Dist. No.: R336669

Legal Acres: .0000

Parcel Address: 2206 PEARL BAY CT

As of Date: 12/13/2012

Print Date: 12/13/2012

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$36,130	\$0	\$36,130	\$36,130	\$0	\$0	\$0	\$36,130
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
CITY OF PEARLAND		\$36,130		\$0.00	\$36,130	0.7051000	\$254.75

Total Tax: \$254.75
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$254.75

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

DEC 2012 0%	JAN 2013 0%	FEB 2013 7%	MAR 2013 9%	APR 2013 11%	MAY 2013 13%
\$254.75	\$254.75	\$272.58	\$277.68	\$282.77	\$287.87
JUN 2013 15%	JUL 2013 18 + up to 20%	AUG 2013 19 + up to 20%	SEP 2013 20 + up to 20%	OCT 2013 21 + up to 20%	NOV 2013 22 + up to 20%
\$292.96	\$360.73	\$363.78	\$366.84	\$369.90	\$372.96

TAX RECEIPT



RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:

HAZBON OSWALDO &
MARTHA JULIANA GRANADOS
2206 PEARL BAY CT
PEARLAND, TX 77584

Legal Description:

SHADOW CREEK RANCH SF-47, BLOCK I, LOT
22

Parcel Address: 2206 PEARL BAY CT
Legal Acres: 0.0000

Remit Seq No: 22268254

Receipt Date: 12/31/2012

Deposit Date: 01/09/2013

Print Date: 01/09/2013

Printed By: CYNT

Deposit No: 1300907C
Validation No: 900000027067573
Account No: 7502-4701-022
Operator Code: CYNT

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2012	City Of Pearland	36,130	0.705100	254.75	0.00	0.00	254.75
				\$254.75	\$0.00	\$0.00	\$254.75

Check Number(s):
105

PAYMENT TYPE:

Checks: \$254.75

Exemptions on this property:

Total Applied: \$254.75
Total Tendered: \$254.75
(for accounts paid on 12/31/2012)
Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:
HAZBON OSWALDO &
MARTHA JULIANA GRANADOS
2206 PEARL BAY CT
PEARLAND, TX 77584

(979) 864-1320, (979) 388-1320, (281) 756-1320

DELINQUENT TAX STATEMENT DETAIL



PATSY SCHULTZ, RTA
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

Mail To:
HAZBON OSWALDO & MARTHA JULIANA GRA
2206 PEARL BAY CT
PEARLAND, TX 77584-3761

Legal Description:
SHADOW CREEK RANCH SF-47, BLOCK 1, LOT
22

Account No: **6887-47-001-0220-907**
As of Date: 06/05/2013
2012 Value: \$36,130
Appr. Dist. No.: R336669

Legal Acres: .0000
Parcel Address: 2206 PEARL BAY CT
Print Date: 06/05/2013 Printed By: MARYP

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID IN JUNE 2013		IF PAID IN JULY 2013		IF PAID IN AUGUST 2013	
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2012	TL	214685535	1	02/13	\$484.14	\$72.62	\$556.76	\$201.41	\$685.55	\$207.22	\$691.36
	TL	214685535	78	02/13	\$6.86	\$1.03	\$7.89	\$2.85	\$9.71	\$2.93	\$9.79
	TL	214685535	79	02/13	\$173.70	\$26.06	\$199.76	\$72.26	\$245.96	\$74.34	\$248.04
Subtotals for 2012 :					\$664.70	\$99.71	\$764.41	\$276.52	\$941.22	\$284.49	\$949.19
TOTAL AMOUNT DUE:					\$664.70	\$99.71	\$764.41	\$276.52	\$941.22	\$284.49	\$949.19

Tax Unit Codes:

1 FORT BEND ISD 78 FORT BEND CO DRAINAGE 79 FORT BEND CO GEN FND

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYGOV.COM

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. FEE FOR AN E-CHECK IS \$1.50

Print Date: 06/05/2013

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

16.1.157

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, RTA
FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
PO BOX 1028 - PAYMENT PROCESSING DEPT.
SUGAR LAND, TEXAS 77487-1028
(281) 341-3710

Appr. Dist. No.: R336669



6887-47-001-0220-907

HAZBON OSWALDO & MARTHA JULIANA GRA
, 00000

If Paid By	Amount Due
JUN 2013	\$764.41
JUL 2013	\$941.22
AUG 2013	\$949.19
Amount Paid:	\$ <u>764.41</u>

DUPLICATE TAX RECEIPT



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

Certified Owner:

HAZBON OSWALDO & MARTHA JULIANA GRA
, 00000

Legal Description:

SHADOW CREEK RANCH SF-47, BLOCK 1, LOT
22

Parcel Address: 2206 PEARL BAY CT
Legal Acres: 0.0000

Remit Seq No: 23579966

Receipt Date: 06/24/2013

Deposit Date: 06/25/2013

Print Date: 07/09/2013

Printed By: ROXANNC

Deposit No: L130624

Validation No: 9

Account No: 6887-47-001-0220-907

Operator Code: CRUZ

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2012	Fort Bend lsd	36,130	1.340000	484.14	72.62	0.00	556.76
2012	Fort Bend Co Drainage	36,130	0.019000	6.86	1.03	0.00	7.89
2012	Fort Bend Co Gen Fnd	36,130	0.480760	173.70	26.06	0.00	199.76
				\$664.70	\$99.71	\$0.00	\$764.41

Check Number(s):
005008

PAYMENT TYPE:

Checks: \$764.41

Exemptions on this property:

Total Applied: \$764.41

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:

OSWALDO HAZBON NIETO
MARTHA J GRANADOS
2206 PEARL BAY CT
PEARLAND, TX 77584

(281) 341-3710

Page 1 of 1
21.1.157