



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

June 12, 2014

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

Tam M. & Daniel N. Tu
2807 Green Meadow Ct
Missouri City, TX 77489

Reference: Account Number: 4160-11-001-0210-907
Tax Year 2013, Precinct 4

Dear Mr. and/or Mrs. Tu:

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, the City of Missouri City and Houston Community College - Missouri City which represents a total amount of \$81.51 for penalties assessed on the referenced account for tax year 2013. 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, June 24, 2014 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2nd Floor, 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, James Patterson, prior to June 24, 2014, at telephone 281-980-2235 or by email at james.patterson@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 James Patterson, Precinct No. 4

*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: June 12, 2014

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
Tax Division Supervisor

Re: Waiver of Penalty and Interest – Tu Daniel Ngoc & Tam M: Account # 4160-11-001-0210-907,
2013 Tax Year; Legal Description: Jade Island at Lake Olympia Sec 1 Amending Plat, Block 1, Lot 21,
Slide 2571/B & 2572/A (slide 20010657)

Precinct 4 ✓

Tam M Tu and Daniel Tu are requesting a waiver of penalty and interest for the 2013 tax year, stating they were not aware they had to pay 2013 taxes and did not receive a tax statement.

Tax Office Records Indicate:

- July 5, 2013 – Original deed #2013084132 was recorded with owner Daniel Ngoc Tu and Tam M. Tu. Grantee Mailing Address was stamped: "Return to: Stewart Title, 4700 W. Sam Houston Parkway N. Suite 100, Houston, TX 77041." This address belongs to the title company. Therefore, it was not recorded in the Tax Office records.
- The Original 2013 Tax Statement and the 2013 Reminder Notice were not mailed due to missing mailing address.
- May 20, 2014 – 2013 33.07 Notice was mailed to Tu Daniel Ngoc & Tam M, 0 (no address listed). **This statement was returned by the Post Office for "Incomplete Address."**
- Fort Bend Central Appraisal District has not received a request to change or update the mailing address for this account.

- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend ISD, City of Missouri City and Houston Community College – Missouri City have 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 4160-11-001-0210-907:

2013 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
FBISD	\$334.60	\$43.50	\$43.50
City of Miss City	\$143.27	\$18.63	\$18.63
HCC Miss City	\$24.26	\$3.15	\$3.15
FBC	\$124.79	\$16.23	\$16.23
Total	\$626.92	\$81.51	\$81.51 ✓

Total Penalty and Interest: \$81.51 ✓

I do not recommend waiver of penalty and interest for 2013. 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..."

05.20.2014

Name: Tam M. Tu & Daniel N. Tu

Account #: 4160-11-001-0210-907

Year: 2013

Current address: 2807 Green meadow Court
Missouri City, TX 77489

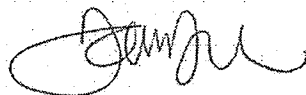
Phone #:

713.966.0116

(will change June 16, 2014)

We bought this lot/property last year in June 2013. However, we were not aware of the delinquency since we have received a statement. We paid the day we found out about the delinquency & no later (May 20th, 2014). We thought that the taxes were included in our closing costs. Our current construction loan lender notified us on May 20th (please see attachment). Please consider waiving & reimbursing the penalty fees. Thank you for your time.

COUNTY JUDGE
RECEIVED
MAY 28 2014



Thanks,
Danny

DUPLICATE TAX RECEIPT



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

Certified Owner:

TU DANIEL NGOC & TAM M
, 00000

Legal Description:

JADE ISLAND AT LAKE OLYMPIA SEC 1
AMENDING PLAT, BLOCK 1, LOT 21, SLIDE
2571/B & 2572/A (SLIDE 20010657)

Parcel Address: ISLAND BLVD
Legal Acres: 0.0000

Remit Seq No: 26273688
Receipt Date: 05/20/2014
Deposit Date: 05/28/2014
Print Date: 06/05/2014 03:16 PM
Printed By: SANDYG

Deposit No: EK140528
Validation No: 6

Account No: 4160-11-001-0210-907

Operator Code: GUEBARA

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2013	Fort Bend Isd	24,970	1.340000	334.60	43.50	0.00	378.10
2013	City Of Missouri City	24,970	0.573750	143.27	18.63	0.00	161.90
2013	Houston Comm Coll Miss City	24,970	0.097173	24.26	3.15	0.00	27.41
2013	Fort Bend Co Drainage	24,970	0.015000	3.75	0.49	0.00	4.24
2013	Fort Bend Co Gen Fnd	24,970	0.484760	121.04	15.74	0.00	136.78
				\$626.92	\$81.51	\$0.00	\$708.43

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$708.43

Exemptions on this property:

Total Applied: \$708.43

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:

Tam Tu
2807 Green Meadow Court
Missouri City, TX 77489

(281) 341-3710

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21.1.166