



COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

April 19, 2016

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

Thanh Tran
4519 Pine Landing Drive
Missouri City, TX 77459

Reference: Account Number: 2931-01-002-0430-907
Tax Year 2015, Precinct 2

Dear Mr. and/or Mrs. Tran:

The County has received your request to waive penalty and interest 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 \$1034.31 for penalties assessed on the referenced account for tax year 2015. 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, May 3, 2016 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, Grady Prestage, prior to May 3, 2016, at telephone 281-403-8000 or by email at james.prestage@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 blue ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*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, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: April 15, 2016

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

COUNTY JUDGE
RECEIVED
APR 19 2016

FROM: Tammy Staton *TS*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Thanh B. Tran; Account # 2931-01-002-0430-907, 2015 Tax Year;
Legal Description Estates of Silver Ridge Sec 1, Block 2, Lot 43, acres 0.9991; 4519 Pine Landing Dr.,
Missouri City, TX 77459-6720

Precinct 2 ✓

Thanh B. Tran is requesting a waiver of penalty and interest for the 2015 tax year, because they bought the house in June, 2015 and the 2015 property tax statement was sent to the previous owner's address instead of their residence. They did not receive a tax statement until late in February, 2016. Once they received the bill they paid it. They returned to the United States last summer after working overseas and were not familiar with the property tax schedule in Texas. At closing they were not reminded about the property tax schedule.

The Tax Office Records Indicate:

- November 5, 2015 Certified Owner Statement was mailed to Tran Thanh B. Huong L., 4519 Pine Landing Dr. Missouri City, TX 77459-6720.
- November 12, 2015 1st Mailer PO returned with forwarding address Huang, 14090 Southwest Fwy. Ste 300, Sugar Land, TX 77478-3679.
 - December 1, 2015 1st Mailer with forwarding address PO returned Not Deliverable as Addressed.
- February 18, 2016 February Reminder Notice was mailed to Tran Thanh B. & Huong L., 4519 Pine Landing Dr., Missouri City, TX 77459-6720.

- February 26, 2016 Ms. Tran called the Richmond Tax Office to find out what was owed and asked to get penalties waived. The tax clerk referred her to our website for instructions. Later that same day Ms. Tran came in and paid the taxes.
- Fort Bend ISD, City of Missouri City and Houston Community College – Missouri City have authorized Fort Bend County Tax Office to handle the process of the waiver of penalty & interest fees and allow the Fort Bend County Commissioners Court to make the termination based on 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account: 2931-01-002-0430-907

2015 Tax Year

Tax Unit	Base	Penalty & Interest		Total Waiver Request
FORT BEND ISD	\$8,225.99	\$ 575.82		\$ 575.82
FBC	\$2,483.96	\$ 173.87		\$ 173.87
CITY OF MISSOURI CITY	\$3,479.85	\$ 243.59		\$ 243.59
HCC-MISSOURI CITY	\$ 586.16	\$ 41.03		\$ 41.03
Total	\$14,775.96	\$ 1,034.31		\$1,034.31 ✓

Total Penalty and Interest: \$1,034.31 ✓

I **do not** recommend waiver of penalty and interest for **2015**. 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..."

March 11, 2016

Honorable Robert E. Hebert
401 Jackson
Richmond, Texas 77469-3110

Dear Judge Hebert

We would like to ask you to consider waiving the late property tax payment penalty and interest of \$1,034.31 on our property. We purchased and closed the house in June 2015. The 2015 property tax statement was send to the previous owner address instead of to our resident. We have never received the tax statement from Fort Bend County until late February 2016. In the property tax statement, there is \$1,034.31 penalty and interest levied on us. Once we received the property tax statement, we promptly pay in full including penalty and interest a total of \$15,810.27 (attached tax payment receipt).

We just returned to America last summer after several years working overseas; therefore we are not familiar with the property tax schedule in Texas. During the house closing, we were not reminded about the property tax payment schedule either. Please consider the circumstance that I explain and waive the late property tax payment penalty and interest of \$1,034.31. Your consideration is greatly appreciated.

Best regards,

THANH TRAN

Thanh Tran

COUNTY JUDGE
RECEIVED

MAR 14 2016

DUPLICATE TAX RECEIPT



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

Certified Owner:

TRAN THANH B & HUONG L
4519 PINE LANDING DR
MISSOURI CITY, TX 77459-6720

Legal Description:

ESTATES OF SILVER RIDGE SEC 1, BLOCK 2,
LOT 43, ACRES 0.9991

Parcel Address: 4519 PINE LANDING DR
Legal Acres: 0.9991

Remit Seq No: 31897558
Receipt Date: 02/26/2016
Deposit Date: 02/26/2016
Print Date: 04/19/2016 10:11 AM
Printed By: TAMMYM

Deposit No: O160226BC6
Validation No: 900000046228800
Account No: **2931-01-002-0430-907**
Operator Code: VICKYG

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Fort Bend Isd	TL	613,880	1.340000	8,225.99	575.82	0.00	8,801.81
2015	City Of Missouri City	TL	638,880	0.544680	3,479.85	243.59	0.00	3,723.44
2015	Houston Comm Coll Miss City	TL	574,992	0.101942	586.16	41.03	0.00	627.19
2015	Fort Bend Co Drainage	TL	511,104	0.021000	107.33	7.51	0.00	114.84
2015	Fort Bend Co Gen Fnd	TL	511,104	0.465000	2,376.63	166.36	0.00	2,542.99
					<u>\$14,775.96</u>	<u>\$1,034.31</u>	<u>\$0.00</u>	<u>\$15,810.27</u>

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Check Number(s):
1556

PAYMENT TYPE:

Checks: \$15,810.27

Exemptions on this property:

CAPPED
HOMESTEAD

Total Applied: \$15,810.27

Change Paid: \$0.00

PAYER:
TRAN THANH B & HUONG L
4519 PINE LANDING DR
MISSOURI CITY, TX 77459-6720

ACCOUNT PAID IN FULL

(281) 341-3710