

**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

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

May 3, 2016

Yu Chin Chang & Juin Wei Fan  
8122 Summer Lake Pass  
Rosenberg, TX 77469

Reference: Account Number: 7585-05-002-0170-901  
Tax Year 2015, Precinct 1

Dear Mr. and/or Mrs. Chang:

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 Lamar Consolidated Independent School District and the City of Rosenberg which represents a total amount of \$241.53 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 24, 2016 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2<sup>nd</sup> 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, Richard Morrison, prior to May 24, 2016, at telephone 281-344-9400 or by email at [richard.morrison@fortbendcountytx.gov](mailto:richard.morrison@fortbendcountytx.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 that reads "Robert E. Hebert".

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, 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: May 3, 2016

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.*  
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Yu Chin Chang & Juin Wei Fan: Account #7585-05-002-0170-901,  
2015 Tax Year; Legal Description: Summer Lakes Sec 5, Block 2, Lot 17

**Precinct 1** ✓

Yu Chin Chang & Juin Wei Fan are requesting waiver of penalty and interest for 2015 tax year as they claim the mailing address was put onto the account incorrectly.

Tax Office Records Indicate:

- May 12, 2015- The Fort Bend County Tax Office received a 2015 April name and address correction from Fort Bend CAD to change mailing address to 425847 Summer Lake Pass Ln Rosenberg, Tx 77469. No statement was mailed because the 2014 taxes were paid.
- November 5, 2015- The certified owner statement was mailed to Chang Yu Chin & Juin Wei Fan 425847 Summer Lake Pass Ln Rosenberg, Tx 77469. Post Office returned statement as “insufficient address”.
- March 24, 2016- The 2015 reminder notice was sent to Chang Yu Chin & Juin Wei Fan 425847 Summer Lake Pass Ln Rosenberg, Tx 77469

- April 19, 2016- The Tax Office received a name information change in which the address was changed to 8122 Summer Lake Pass Ln Richmond, Tx 77469-1849.
- There is evidence of an error by the Fort Bend Central Appraisal District.
- Lamar CISD, and the City of Rosenberg 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 8707-28-003-0270-907:**

**2015 Tax Year**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Lamar CISD	\$1,590.08	\$143.11	\$143.11
City of Rosenberg	\$537.63	\$48.39	\$48.39
FBC	\$555.93	\$50.03	\$50.03
<b>TOTAL</b>	<b>\$2,683.64</b>	<b>\$241.53</b>	<b>\$241.53</b> ✓

**Total Penalty, Interest & Collection Fees: \$241.53 ✓**

I do recommend waiver of penalty, interest and collection fees. 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..."

4/5/2016

County Judge Robert E. Hebert  
401 Jackson  
Richmond, TX 77469

Yu Chin Chang & Juin Wei Fan  
8122 Summer Lake Pass LN  
Rosenberg, TX 77469  
[REDACTED]

RE: Request for Waiver of penalty, internet and collection fees

To Whom It May Concern:

It regards to the address being entered incorrectly by the Appraisal District or County. Therefore, I cannot receive and pay my property tax on time.

Account number: **7585-05-002-0170-901**

Legal Description: **Summer Lakes SEC 5, BLOCK 2, LOT 17**

Year: **2015**

Sincerely,

Handwritten signatures of Yu Chin Chang and Juin Wei Fan. The signature of Yu Chin Chang is on the left, and the signature of Juin Wei Fan is on the right.

Yu Chin Chang

Juin Wei Fan

## Attachments:

Electric bill with correct address

Water bill with correct address

Letter from my mortgage lender with correct address

Letter from property office supervisor,

Tax payment record with the wrong property site address

Fort Bend county web tax statement with the wrong property site address

Property detail from appraisal district with the wrong property site address



Marc Chang [REDACTED]

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## About My property Tax

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Steffey, Helen <Helen.Steffey@fortbendcountytexas.gov>

Thu, Mar 24, 2016 at 7:34 AM

To: [REDACTED]

Good Morning,

Your original statement was sent in November of 2015 and the Post office returned it as "Insufficient Address" I have attached a copy of a delinquent statement you can use to pay this bill or you can use the one you got online.

We have not received a change order yet from the Appraisal District to add the homestead exemption but if you just filed it a couple of weeks ago, it will probably come to us next month. You can call the appraisal district at 281-344-8623 to see if they have received your application.

Thank you,

*Helen Steffey*

*Tax Research Division Supervisor*

*Fort Bend County Tax Office*

**From:** [REDACTED]


**Sent:** Wednesday, March 23, 2016 3:39 PM

**To:** Steffey, Helen

**Subject:** About My property Tax

[Quoted text hidden]

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 **Chang.pdf**  
35K

PAYMENT RECORD



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

**Certified Owner:**

CHANG YU CHIN & JUI WEI FAN  
 425847 SUMMER LAKE PASS LN  
 ROSENBERG , TX 77469

**Legal Description:**

SUMMER LAKES SEC 5, BLOCK 2, LOT 17

**Parcel Address:** 425847 SUMMER LAKE PASS LN

**Legal Acres:** 0.0000

**Account No:** 7585-05-002-0170-901

**Year :** 2015

**Print Date :** 03/30/2016

**Operator Code:** WEB-PRINT

**Rec Type :** Levy

Year	Tax Unit Name	Tax Value	Tax Rate	Penalty &		Coll. Fee	Refund	Total
				Levy	Interest			
2015	LAMAR C I S D- OPERATING FUND	114,390	1.390050	1,590.08	143.11	0.00	0.00	1,733.19
2015	CITY OF ROSENBERG	114,390	0.470000	537.63	48.39	0.00	0.00	586.02
2015	FORT BEND CO DRAINAGE	114,390	0.021000	24.02	2.16	0.00	0.00	26.18
2015	FORT BEND CO GEN FND	114,390	0.465000	531.91	47.87	0.00	0.00	579.78
<b>Levy Total :</b>				<b>\$2,683.64</b>	<b>\$241.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,925.17</b>
<b>Gross Total :</b>				<b>\$2,683.64</b>	<b>\$241.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,925.17</b>
<b>Grand Total :</b>				<b>\$2,683.64</b>	<b>\$241.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,925.17</b>

**LAST PAYMENT DATE:** 03/28/2016

**Payment Receipt Dates:**  
 03/28/2016

2015 YEAR TAX STATEMENT



PATSY SCHULTZ, PCC  
 FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
 1317 EUGENE HEIMANN CIRCLE  
 RICHMOND, TEXAS 77469-3623  
 PHONE NO. (281) 341-3710

Mail To:  
 CHANG YU CHIN & JUIN WEI FAN  
 425847 SUMMER LAKE PASS LN  
 ROSENBERG, TX 77469

Legal Description:  
 SUMMER LAKES SEC 5, BLOCK 2, LOT 17

Account No: 7585-05-002-0170-901

Legal Acres: .0000  
 Parcel Address: 425847 SUMMER LAKE PASS LN

CAD No: R425847

As of Date: 03/30/2016

Print Date: 03/30/2016 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$25,000	\$89,390	\$114,390	\$114,390	\$0	\$0	\$0	\$114,390

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
LAMAR C I S D- OPERATING	\$114,390		\$0	\$114,390	1.390050	\$1,590.08
CITY OF ROSENBERG <i>WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$237.42</i>	\$114,390		\$0	\$114,390	0.470000	\$537.63
FORT BEND CO DRAINAGE	\$114,390		\$0	\$114,390	0.021000	\$24.02
FORT BEND CO GEN FND	\$114,390		\$0	\$114,390	0.465000	\$531.91

Total 2015 Tax: \$2,683.64  
 Total 2015 Levy Paid To Date: \$2,683.64  
 2015 Levy Due: \$0.00  
 Total 2015 Due: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:						
03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18%	08/31/2016 19%	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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.

School Information :

LAMAR C I S D- OPERATING 2015 M&O 1.0400500 I&S .35000000 Total 1.3900500 2014 M&O 1.0400500 I&S .35000000 Total 1.3900500

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.

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

7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 03/30/2016

03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18%	08/31/2016 19%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

PATSY SCHULTZ, PCC  
 FORT BEND COUNTY TAX ASSESSOR/COLLECTOR  
 PO BOX 1028 - PAYMENT PROCESSING DEPT  
 SUGAR LAND, TX 77487-1028



7585-05-002-0170-901  
 CHANG YU CHIN & JUIN WEI FAN  
 425847 SUMMER LAKE PASS LN  
 ROSENBERG, TX 77469

AMOUNT PAID:  
 \$ \_\_\_\_\_

000000R425847 047 0000000000 0000000000 0000000000 0000000000 8

FORT BEND CENTRAL APPRAISAL DISTRICT

Property: R425847 Owner: CHANG YU CHIN & JUIN WEI FAN Property Address: 425847 SUMMER LAKE PASS LN, ROSENBERG, TX 77469 2015 Assessed Val: \$114,390

2015 GENERAL INFORMATION

Property Status: Active  
 Property Type: Real Developer/Builder  
 Legal Description: Summer Lakes Sec 5, BLOCK 2, Lot 17  
 Neighborhood: Summer Lakes  
 Account: 7585-05-002-0170-901  
 Related Properties: R45227  
 Map Number: A-130-A, A-130-B, A-130-C, A-130-E, A-130-F

2015 VALUE INFORMATION

Improvement Homesite Value: \$0  
 Improvement Non-Homesite Value: \$89,390  
 Total Improvement Market Value: \$89,390  
 Land Homesite Value: \$0  
 Land Non-Homesite Value: \$25,000  
 Land Agricultural Market Value: \$0  
 Total Land Market Value: \$25,000  
 Total Market Value: \$114,390  
 Agricultural Use: \$0  
 Total Appraised Value: \$114,390  
 Homestead Cap Loss: -\$0  
 Total Assessed Value: \$114,390

2015 OWNER INFORMATION

Owner Name: Chang Yu Chin & Juin Wei Fan  
 Owner ID: O0625317  
 Exemptions:  
 Percent Ownership: 100%  
 Mailing Address: 425847 Summer Lake Pass LN Rosenberg, TX 77469

2015 ENTITIES

TAXING ENTITY	ASSESSED VALUE	TAX RATE PER 100
S01- Lamar CISD	\$114,390	1.39005
G01- Ft Bend Co Gen	\$114,390	0.465
D01- Ft Bend Drainage	\$114,390	0.021
C17- City of Rosenberg	\$114,390	0.47
M193- Ft Bend MUD 144	\$114,390	0.8
CAD- Fort Bend Central Appraisal District	\$114,390	0
SM106- West Ft Bend Management District	\$114,390	0
<b>TOTALS</b>		<b>3.14605</b>

2015 IMPROVEMENTS

Improvement #1	State Code	Homesite	Total Main Area	Market Value	
-	O - Inventory	No	2,243 Sq. Ft	\$89,390	
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2014	2,243	\$81,560	⌵ Details
2	Attached Garage	2014	441	\$5,880	⌵ Details
3	Open Porch	2014	160	\$1,440	⌵ Details
4	Open Porch	2014	57	\$510	⌵ Details

2015 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Residential Interior	Builder Inventory	No	\$25,000	\$0	6,333 Sq. ft
<b>TOTALS</b>					<b>6,333 Sq. ft / 0.145386 acres</b>

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2014	\$0	\$25,000	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000

DUPLICATE TAX RECEIPT



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

Certified Owner:

CHANG YU CHIN & JUIN WEI FAN  
425847 SUMMER LAKE PASS LN  
ROSENBERG, TX 77469

Legal Description:

SUMMER LAKES SEC 5, BLOCK 2, LOT 17

Parcel Address: 425847 SUMMER LAKE PASS LN  
Legal Acres: 0.0000

Remit Seq No: 32085116  
Receipt Date: 03/28/2016  
Deposit Date: 03/30/2016  
Print Date: 04/25/2016 12:33 PM  
Printed By: CANDACEC

Deposit No: CC160330  
Validation No: 31  
Account No: 7585-05-002-0170-901  
Operator Code: GUEBARA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Lamar C I S D- Operating Fund	TL	114,390	1.390050	1,590.08	143.11	0.00	1,733.19
2015	City Of Rosenberg	TL	114,390	0.470000	537.63	48.39	0.00	586.02
2015	Fort Bend Co Drainage	TL	114,390	0.021000	24.02	2.16	0.00	26.18
2015	Fort Bend Co Gen Fnd	TL	114,390	0.465000	531.91	47.87	0.00	579.78
					<b>\$2,683.64</b>	<b>\$241.53</b>	<b>\$0.00</b>	<b>\$2,925.17</b>

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: \$2,925.17

Total Applied: \$2,925.17

Change Paid: \$0.00

PAYER:  
YU CHIN CHANG  
8122 SUMMER LAKE PASS LN  
ROSENBERG, TX 77469

ACCOUNT PAID IN FULL