

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

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

May 5, 2016

Sergei Poltaraus
25302 Sundown Canyon Lane
Katy, TX 77494

Reference: Account Number: 4777-18-001-0370-901
Tax Year 2015, Precinct 3

Dear Mr. and/or Mrs. Poltaraus:

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 Fort Bend Emergency Services District #4 which represents a total amount of \$333.56 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, 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, Andy Meyers, prior to May 24, 2016, at telephone 281-238-1400 or by email at andy.meyers@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

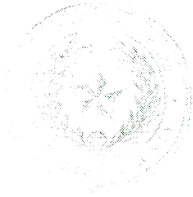
Sincerely,

Robert E. Hebert

Enclosure

Copy: Commissioner Andy Meyers, Precinct No. 3

*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 4, 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

MAY 05 2016

FROM: Tammy Staton *T.S.*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – ZVS Properties Inc: Account # 4777-18-001-0370-901, 2015 Tax
Year; Legal Description: Lakes of Bella Terra Sec 18, Block 1, Lot 37.

Precinct 3 ✓

Sergei Poltarau on behalf of ZVS Properties Inc. is requesting waiver of penalty and interest for 2015 tax year, stating never received property tax bill due to protested property backlog.

Tax Office Records Indicate:

- September 29, 2014 – Original deed #2014105765 recorded owner ZVS Properties, Inc, 9900 Spectrum Drive, Austin, Tx 78717-4555.
- February 15, 2016 – Fort Bend Central Appraisal District issued certified change orders “added property under protest at certification”. Account was added to 2015 tax roll and delinquency date was set for April 1, 2016 on 2015 Supplement 9. The original 2015 Supplement 9 statement was mailed to ZVS Properties Inc, 9900 Spectrum Dr, Austin, Tx 78717-4555. **This statement was not returned by the Post Office.**

- April 10, 2016 – Received postmarked payment of \$5,098.81 for April’s penalty and interest from ZVS Properties, 25302 Sundown Canyon Lane, Katy, Tx 77494.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Lamar Consolidated Independent School District and Fort Bend ESD #4 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 4777-18-001-0370-901:

2015 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
LCISD	\$3,352.11	\$234.65	\$234.65
FT BEND ESD #4	\$241.15	\$16.88	\$16.88
FBC	\$1,171.99	\$82.03	\$82.03
Total	\$4,765.25	\$333.56	\$333.56 ✓

Total Penalty and Interest: \$333.56 ✓

I **do not** 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...”

To: Honorable County Judge Robert E. Hebert

From: Sergei Poltaraus (owner of ZVS Properties Inc)

25302 Sundown Canyon Lane, 77494, Katy TX

RE: Waiver of penalty and interest on 2015 property tax

Account Number: 4777-18-001-0370-901

Legal Description: LAKES OF BELLA TERRA SECTION 18, BLOCK 1, LOT 37

Mailing Address: 25302 Sundown Canyon Lane, Katy TX 77494

COUNTY JUDGE
RECEIVED

APR 13 2016

Your Honor,

I've been an owner of a single family house, located at 11726 Cielo Court, Richmond TX, registered under ZVS Properties Inc, of which I'm 100% shareholder.

Earlier in 2015, I've protested the appraisal of this property, and had been advised that there is a backlog in County Offices to review current cases.

By late November of last year 2015 I did not receive property tax bill, so I called Tax Assessor/Collector Office of Fort Bend County and was told that the delay is due to protested property backlog, and I should wait for the statement in the mail. I was assured it will be payable without penalty within 30 days.

Since then (December 2015), I've been calling Tax Assessor/Collector offices every month, and checking the status of tax due online (which can be easily checked by log history, I believe). Every time I called I've been told by Tax Assessor/Collector associates on the line that the bill is due within 30 days of issue date and I should simply wait for it in the mail.

Finally, I received the tax bill in the mail on April 6, copy attached, dated March 9, postmarked March 10 (see attached copy on the envelope). It was sent to ZVS Properties Inc. registered agent (LegalZoom.com) offices in Austin, they forwarded it to me on March 31 (copy of envelope attached). Due date on the bill is April 1, so it was past due upon receipt.

I called Tax Assessor/Collector help desk on April 6, talking to several people, and finally with supervisor **Irene Arreguin**, who told me that the bill is 21 days due since issue date (not 30 as phone associates assured me during the last several months).

I paid full amount of tax due (including penalty and interest, \$5098.81) online on April 10. Original amount was \$4,765.25.

I would greatly appreciate if you could waive \$333.56 late penalty fee / interest, or apply it as a credit towards 2016 tax year, as I've been doing my best to stay proactive with upcoming property tax payment, calling tax offices and checking online, but the mailing delay and advice I've got from Tax Assessor/Collector helpline was very confusing.

Best Regards,


Sergei Poltaraus

Your payment was submitted

Sun 4/10/2016 8:51 PM

To:

This email is for your records. Please do not reply directly to this system-generated email. Contact the Tax Office directly if you have any questions.

	<p>Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.</p>
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Property Payment Information

4777180010370901

Tax Payment Amount: \$5,098.81

ZVS PROPERTIES INC
9900 SPECTRUM DR
AUSTIN, TX 78717-4555

Payment Information

Reference ID:
Payment Method: E-Check
Payment Date: April 10, 2016 03:51 PM
Total Payment: \$5,098.81

Bank Account Information

Routing Number:
Account Number:

Contact Information

Name: ZVS Properties
Street: 25302 Sundown Canyon Lane
City: Katy
State: TX
Zipcode: 77494
EMail:

2015 SUPPLEMENT 9 TAX STATEMENT



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

Bill To:
 ZVS PROPERTIES INC
 9900 SPECTRUM DR
 AUSTIN, TX 78717-4555

Legal Description:
 LAKES OF BELLA TERRA SEC 18, BLOCK 1,
 LOT 37

Legal Acres: .0000

Parcel Address: 11726 CIELO CT

Account No: 4777-18-001-0370-901

AD No: R409196

As of Date: 03/09/2016

Print Date: 03/09/2016 Printed By: RAQUELA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$43,290	\$197,860	\$241,150	\$241,150	\$0	\$0	\$0	\$241,150

taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MAR C I S D- OPERATING	\$241,150		\$0	\$241,150	1.390050	\$3,352.11
FORT BEND ESD#4	\$241,150		\$0	\$241,150	0.100000	\$241.15
FORT BEND CO DRAINAGE	\$241,150		\$0	\$241,150	0.021000	\$50.64
FORT BEND CO GEN FND	\$241,150		\$0	\$241,150	0.465000	\$1,121.35

Total 2015 Tax: \$4,765.25
 Total 2015 Levy Paid To Date: \$0.00
 2015 Levy Due: \$4,765.25
 Total 2015 Due: \$4,765.25

Options:

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on April 01, 2016.				
03/31/2016 0%	04/30/2016 7%	05/31/2016 9%	06/30/2016 11%	07/31/2016 16 + 20%	08/31/2016 17 + 20%	
\$4,765.25	\$5,098.81	\$5,194.12	\$5,289.43	\$6,633.23	\$6,690.42	

CERTIFIED CHANGE ORDER RECEIVED FROM FORT BEND CAD - SUPPLEMENT 9
 IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE
 INSTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE
 PAYMENT OF THESE TAXES.

Additional Information:

MAR 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

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: 03/09/2016

03/31/2016 0%	04/30/2016 7%	05/31/2016 9%	06/30/2016 11%	07/31/2016 16 + 20%	08/31/2016 17 + 20%
\$4,765.25	\$5,098.81	\$5,194.12	\$5,289.43	\$6,633.23	\$6,690.42

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

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



Trene Anderson

4777-18-001-0370-901
 ZVS PROPERTIES INC
 9900 SPECTRUM DR
 AUSTIN, TX 78717-4555

AMOUNT PAID:
 \$ _____

DUPLICATE TAX RECEIPT



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

Certified Owner:

ZVS PROPERTIES INC
9900 SPECTRUM DR
AUSTIN, TX 78717-4555

Legal Description:

LAKES OF BELLA TERRA SEC 18, BLOCK 1,
LOT 37

Parcel Address: 11726 CIELO CT
Legal Acres: 0.0000

Remit Seq No: 32154768
Receipt Date: 04/10/2016
Deposit Date: 04/12/2016
Print Date: 04/20/2016 11:03 AM
Printed By: RAQUELA

Deposit No: EK360412
Validation No: 4
Account No: 4777-18-001-0370-901
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	241,150	1.390050	3,352.11	234.65	0.00	3,586.76
2015	Fort Bend Esd#4	TL	241,150	0.100000	241.15	16.88	0.00	258.03
2015	Fort Bend Co Drainage	TL	241,150	0.021000	50.64	3.54	0.00	54.18
2015	Fort Bend Co Gen Fnd	TL	241,150	0.465000	1,121.35	78.49	0.00	1,199.84
					\$4,765.25	\$333.56	\$0.00	\$5,098.81

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Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: \$5,098.81

Total Applied: \$5,098.81

Change Paid: \$0.00

PAYER:

ZVS Properties
25302 Sundown Canyon Lane
Katy, TX 77494

ACCOUNT PAID IN FULL