



**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

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

May 24, 2016

Yi-Chun Chen  
1602 Lawick Circle  
Sugar Land, TX 77478

Reference: Account Number: 2858-01-002-0050-907  
Tax Year 2015, Precinct 4

Dear Mr. and/or Mrs. Chen:

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 and the City of Sugar Land which represents a total amount of \$353.29 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, June 7, 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, James Patterson, prior to June 7, 2016, at telephone 281-980-2235 or by email at [james.patterson@fortbendcountytexas.gov](mailto:james.patterson@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 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, 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 20, 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

COUNTY JUDGE  
RECEIVED

MAY 20 2016

Re: Waiver of Penalty and Interest – Yi-Chun Chen: Account # 2858-01-002-0050-907, 2015 Tax Year; Legal Description: Englewood Place Estates Sec 1, Block 2, Lot 5; Mailing Address: 1602 Lawick Circle, Sugar Land, TX 77478.

**Precinct 4** ✓

Yi-Chun Chen is requesting a waiver of penalty and interest for the 2015 tax year, stating she did not receive the original 2015 Tax Statement because it was mailed to her previous address: 3100 Jeanetta St. Houston, TX 77063-4016 and was never forwarded to her.

Tax Office Records Indicate:

- June 9, 2015 – Original deed # 2015061919 recorded owner Yi-Chun Chen, 1602 Lawick Circle, Sugar Land, TX 77478.
- November 5, 2015 - The Original 2015 Tax Statement was mailed to Chen Yi-Chun, 3100 Jeanetta St, Houston, TX 77063-4016. **This statement was returned by the Post Office for “Insufficient Address,” without a forwarding address.**
- February 12, 2016 – Yi-Chun Chen called the Tax Office stating she did not get her statement and wanted to waive the Penalty and Interest, she was told she would have to pay the taxes in full then she could file the waiver and she would have to provide proof that it was an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District fault that she did not receive her statement.

- The Fort Bend County Tax Office received payment on February 26, 2016 in the amount of \$5,400.19 (including February P & I) with postmarked date February 19, 2016.
- March 14, 2016 – Received Name and Address Change to change the Mailing address to 1602 Lawick Cir, Sugar Land, TX 77478-5506.
- May 17, 2016 – letter from Chief Appraiser Glen Whitehead stating the address on the General Warranty Deed recorded with the Fort Bend County Clerk on 06/08/2015 listed two address, one listed 1602 Lawick Circle, Sugar Land, TX 77478 on page one and the other on page three listed 3100 Jeanetta St., Houston, TX 77063-4016. Mr. Whitehead states that there was an error and that they should have used the address on page one.
- There is evidence of an error by the Fort Bend Central Appraisal District.
- Fort Bend ISD, City of Sugar Land 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 2858-01-002-0050-907:**

2015 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$3,236.10	\$226.53	\$226.53
City of Sugar Land	\$774.65	\$54.23	\$54.23
FBC	\$1,036.15	\$72.53	\$72.53
Total	\$5,046.90	\$353.29	\$353.29 ✓

**Total Penalty and Interest: \$353.29 ✓**

I do 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..."

February 29, 2016

Dear County Judge Robert E. Hebert:

My name is Yi-Chun Chen and I purchased a house in June 2015 and reside at 1602 Lawick Circle, Sugar Land, TX 77478. Being a first time house owner, I am not aware of which date I would receive the tax statement. I finally asked my friend in the evening of February 12, 2016 and found out that it's already past due and she advised me to contact the Appraisal District and I found out the following Monday that the Appraisal District did not put the apartment number on my old address 3100 Jeanetta St. #607, Houston, TX; therefore, the mails were never forwarded to me. I have mailed my property tax including the penalty of \$5400.19 on February 19, 2016. I would like to ask for your kind consideration of waiving the \$353.29 penalty as I did not receive the tax statement up to this date. Please see below for the required information. Thank you very much for your consideration.

Account number: 2858-01-002-0050-907

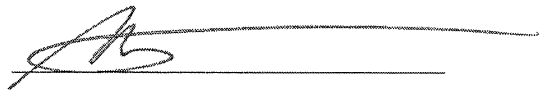
Legal Description: ENGLEWOOD PLACE ESTATES SEC 1, BLOCK 2, LOT 5

Year in question: 2015

Current mailing address: 1602 Lawick Circle, Sugar Land, TX 77478

Telephone number:

COUNTY CLERK  
RECORDED  
MAR 04 2016



Yi-Chun Chen

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:**  
 CHEN YI-CHUN  
 3100 JEANETTA ST  
 HOUSTON, TX 77063-4016

**Legal Description:**  
 ENGLEWOOD PLACE ESTATES SEC 1, BLOCK 2,  
 LOT 5

Account No: 2858-01-002-0050-907

Legal Acres: .0000  
 Parcel Address: 1602 LAWICK CIR

CAD No: R205285

As of Date: 02/12/2016

Print Date: 02/12/2016 Printed By: ACT INQ

Market Value	Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land \$46,500	Improvement \$227,670	\$274,170	\$274,170	\$266,500	\$274,170	\$0

Taxing Unit	Assessed Value (100%)	Exemptions Code	Taxable Value	Tax Rate	Tax
FORT BEND ISD	\$274,170	CAP, HOM	\$32,670	1.340000	\$3,276.16
CITY OF SUGAR LAND	\$274,170	CAP, HOM	\$28,990	0.315950	\$7,665
<i>WITHOUT A CITY SALES TAX. YOUR CITY TAX WOULD INCREASE BY \$265.21</i>					
FORT BEND CO DRAINAGE	\$274,170	CAP, HOM	\$60,970	0.021000	\$44.79
FORT BEND CO GEN FND	\$274,170	CAP, HOM	\$60,970	0.465000	\$991.36

Total 2015 Tax: \$5,046.90  
 Total 2015 Levy Paid To Date: \$0.00  
 2015 Levy Due: \$5,046.90  
 Total 2015 Due: \$5,046.90

**Exemptions:**

CAP CAPPED HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

Taxes become delinquent on February 01, 2016.

02/29/2016 7%	03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18%
\$5,400.19	\$5,501.12	\$5,602.05	\$5,702.99	\$5,803.95	\$5,955.35

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 :**

FORT BEND ISD 2015 M&O 1.0400000 I&S .3000000 Total 1.3400000 2014 M&O 1.0400000 I&S .3000000 Total 1.3400000

TO PAY BY CREDIT CARD VISIT [WWW.FORTBENDCOUNTYTX.GOV](http://WWW.FORTBENDCOUNTYTX.GOV)

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

DUPLICATE TAX RECEIPT



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

Certified Owner:

CHEN YI-CHUN  
3100 JEANETTA ST  
HOUSTON, TX 77063-4016

Legal Description:

ENGLEWOOD PLACE ESTATES SEC 1, BLOCK 2,  
LOT 5

Parcel Address: 1602 LAWICK CIR  
Legal Acres: 0.0000

Remit Seq No: 31903010  
Receipt Date: 02/26/2016  
Deposit Date: 02/26/2016  
Print Date: 03/21/2016 10:51 AM  
Printed By: LORIMA

Deposit No: J160226BN4  
Validation No: 19  
Account No: 2858-01-002-0050-907  
Operator Code: CARLISLE

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Fort Bend Isd	TL	241,500	1.340000	3,236.10	226.53	0.00	3,462.63
2015	City Of Sugar Land	TL	245,180	0.315950	774.65	54.23	0.00	828.88
2015	Fort Bend Co Drainage	TL	213,200	0.021000	44.77	3.13	0.00	47.90
2015	Fort Bend Co Gen Fnd	TL	213,200	0.465000	991.38	69.40	0.00	1,060.78
					\$5,046.90	\$353.29	\$0.00	\$5,400.19

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Check Number(s):  
001122

PAYMENT TYPE:

Checks: \$5,400.19

Exemptions on this property:

CAPPED  
HOMESTEAD

Total Applied: \$5,400.19

Change Paid: \$0.00

PAYER:  
CHEN YI-CHUN  
3100 JEANETTA ST  
HOUSTON, TX 77063-4016

ACCOUNT PAID IN FULL

(281) 341-3710

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