

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

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

April 26, 2017

Larry W. Harrison
4610 Keneshaw Ct
Sugar Land, TX 77479

Reference: Account Number: 8292-02-002-0280-907
Tax Year 2016, Precinct 4

Dear Mr. and/or Mrs. Harrison:

The County has received your request to waive penalty and interest 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 \$702.83 for penalties assessed on the referenced account for tax year 2016. 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 9, 2017 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 May 9, 2017, 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,

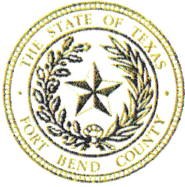
A handwritten signature in blue ink that reads "Robert E. Hebert".

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: April 24, 2017

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

County Judge
Received

APR 25 2017

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

Re: Waiver of Penalty and Interest – Larry W and Monique M Harrison; Account # 8292-02-002-0280-907; 2016 Tax Year; Legal Description: Sutton Forest Sec 2, Block 2, Lot 28

*4101 Keneshaw Ct,
Sugar Land, TX*

Precinct 4 ✓

Larry W Harrison is requesting a waiver of penalty and interest for the 2016 tax year, stating that he did not receive the 2016 original tax statement, however the 2016 reminder notice was received.

Tax Office Records Indicate:

- November 7, 2016 – Tax statement was sent electronically to Wells Fargo. Per Property Tax Code Section 31.01 (i-l): If an assessor mails a tax bill under subsection (a) or delivers a tax bill by electronic means under subsection (k) to a mortgage of a property, the assessor is not required to mail or deliver by electronic means a copy of the bill to any mortgagor under the mortgage or to the mortgagor's authorized agent.
- The Tax Office is not notified when a release of lien is filed. It is the taxpayer's responsibility to notify the Tax Office that their mortgage company no longer services their property account.

- February 17, 2017 – Mailed 2016 Reminder Notice to Harrison Larry W. & Monique M, 4610 Keneshaw Ct, Sugar Land TX 77479-3983. This statement was not returned by the Post Office.
- February 28, 2017 – Received letter from Larry Harrison stating that he paid off his mortgage and requested notices be sent to situs address; 4610 Keneshaw Ct. Sugar Land TX 77479.
- February 28, 2017 – The Fort Bend County Tax Office received payment of \$10,743.23 for 2016 taxes (includes February penalty and interest).
- There is no evidence that an error was made by the Fort Bend County Tax Office or the Fort Bend Central Appraisal District.
- Fort Bend ISD and The City of Sugar Land have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and allow the Fort Bend County Commissioners Court to make the determination based on Section 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 8292-02-002-0280-907:

2016 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
FORT-BEND ISD	\$ 6,604.19	\$ 462.29	\$ 462.29
CITY OF SUGAR LAND	\$ 1,472.53	\$ 103.08	\$ 103.08
FBC	\$ 1,963.68	\$ 137.46	\$ 137.46
Total	\$10,040.40	\$ 702.83	\$ 702.83 ✓

Total Penalty and Interest: \$702.83 ✓

I do not recommend waiver of penalty and interest for 2016. 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..."



LARRY W. HARRISON
Attorney At Law

Board Certified - Personal Injury Trial Law
Texas Board of Legal Specialization

www.larryharrison.com
sugarlaw@larryharrison.com

February 28, 2017

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

Re: Account No: 8292-02-002-0280-907 Larry W. and Monique M. Harrison
Request for Waiver of Penalty, Interest, and Collection Fees
Sutton Forest Sec 2, Block 2, Lot 28 aka 4610 Keneshaw Court

Dear Judge Hebert:

Enclosed is a copy of the 2016 Reminder Statement (one page). This statement was marked **"Past Due" when the statement was first mailed** to my home address. Within two weeks of receiving this statement, we paid the taxes in full in the amount of \$10,743.23. Receipt (one page) of payment in full dated February 28, 2017, is enclosed.

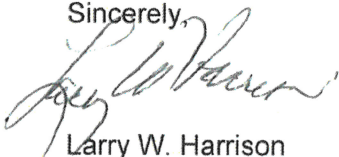
In other words, the "Reminder Statement" was mailed to us late. By the time we received the statement, it was already "past due."

We paid off our mortgage with about five months ago and the release (Deed of Trust) of lien was properly filed in the Fort Bend. A copy of that filed stamped Release of Lien (three pages) dated September 16, 2016, is enclosed.

Please note that the release of lien states in part: **"Property is commonly known as: 4610 Keneshaw Ct. Sugar Land, TX 77479-0000."** This reference to our correct mailing address should have served as proper notice to Fort Bend County Tax Office that the 2016 Reminder Statement should have been mailed to us at 4610 Keneshaw Ct. However, the reminder was mailed to the correct address only after the due date had past.

Therefore, an error was made by the Tax Office by failing to give proper notice. Please waive all penalty, interests, and collection fees in the amount of **\$702.83**. Thank you for your cooperation and we look forward to hearing from you.

Sincerely,



Larry W. Harrison

Patsy Schultz, PCC
 Fort Bend County Tax Assessor-Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623
 www.fortbendcountytexas.gov
RETURN SERVICE REQUESTED

FORT BEND COUNTY TAX OFFICE
(281) 341-3710
2016 REMINDER STATEMENT

Payments are processed by postmark date. Payment must be U.S. Legal Tender. Taxes are due and payable upon receipt. Failure to receive a statement does not relieve you of the liability. Please take time to be sure your statement is correct. If you do not own this property or you have a question on values or exemptions - contact the Appraisal District below. The Appraisal District is a separate local agency and not part of the Fort Bend County Tax Office. The Appraisal District is the only agency allowed to make changes or corrections. Fort Bend County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service.
 FORT BEND CENTRAL APPRAISAL DISTRICT
 2801 B F TERRY BLVD
 ROSENBERG TX 77471
 (281) 344-8623



011150 000001

PBN1L100201151
 HARRISON LARRY W & MONIQUE M
 4610 KENESHAW CT
 SUGAR LAND TX 77479-3983

Account No: 8292-02-002-0280-907 Cad No: R168848 Legal Acres: .0000 Roll Code: REAL PROPERTY Parcel Address: 4610 KENESHAW CT Process Date: 02/13/2017

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
FORT BEND ISD	\$25,000	\$492,850	1.3400000	\$6,604.39	SUTTON FOREST SEC 2, BLOCK 2, LOT 28
CITY OF SUGAR LAND	\$51,785	\$466,065	.31595000	\$1,472.53	
FORT BEND CO DRAINAGE	\$103,570	\$414,280	.01600000	\$66.28	
FORT BEND CO GEN FND	\$103,570	\$414,280	.45800000	\$1,897.40	
Appraised Values					
Land - Market Value				\$92,400	
Impr - Market Value				\$425,450	
Total Market Value				\$517,850	
Less Capped Mkt Value				\$0	
Appraised Value				\$517,850	
Exemptions/Deferrals					
HOM HOMESTEAD					

PAST DUE

Page: 1 of 1

Total Amount Due By January 31, 2017	\$10,040.40
Payments Applied to 2016 Taxes	\$.00

Amount Of 2016 Taxes Due If Paid By			
Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total
By February 28, 2017	\$10,743.23	\$.00	\$10,743.23
By March 31, 2017	\$10,944.05	\$.00	\$10,944.05

Please refer to back for additional information
 WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$491.14

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

2016 TAXES BECOME DELINQUENT FEB 1, 2017 * AMOUNT OF 2016 TAXES DUE IF PAID BY THE END OF:

FEB 2017 7%	MAR 2017 9%	APR 2017 11%
\$10,743.23	\$10,944.05	\$11,144.84

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2017 or filed prior to July 1, 2017 there will be an additional collection fee added to any 2016 taxes that remain delinquent at that time".

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

Patsy Schultz, PCC - Fort Bend County Tax Assessor-Collector
 1317 Eugene Heimann Circle - Richmond, Texas 77469-3623
 (281) 341-3710
 Please provide a daytime telephone #: _____



(E-Check accepted via internet only.)
 Credit/Debit Cards are accepted at all Fort Bend County Tax Office locations and via the internet by visiting www.fortbendcountytexas.gov
 (a convenience fee is charged by a third party vendor)

8292-02-002-0280-907
 HARRISON LARRY W & MONIQUE M
 4610 KENESHAW CT
 SUGAR LAND TX 77479-3983

AMOUNT PAID:



000000R168848 047 0001004040 0001074323 0001094405 0001114484 1

2016105588
ELECTRONICALLY RECORDED
Official Public Records
9/28/2016 9:12 AM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: \$ 19.00

RELEASE OF LIEN

Loan #: 0319446811

When Recorded Return To:
Wells Fargo Home Mortgage
C/O Natonwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

THE STATE OF TEXAS
COUNTY OF FORT BEND

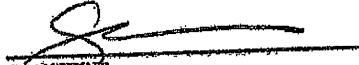
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment in full, according to the face and tenor thereof, of a certain promissory note in the original principal sum of \$140,225.00 executed by LARRY WAYNE HARRISON AND MONIQUE MANGUM HARRISON with WELLS FARGO BANK, N.A., as the Beneficiary, described in a certain Deed of Trust dated 02/16/2011 and recorded in Volume, on Page, or Clerk # 2011032054 of the records of Real Property of FORT BEND County, Texas:

SEE ATTACHED EXHIBIT A

Property is commonly known as: 4610 KENESHAW CT, SUGAR LAND, TX 77479-0000.

Now therefore, WELLS FARGO BANK, N.A., as the beneficiary of the Deed of Trust securing payment of said note, does hereby release the Deed of Trust lien shown by said instrument to exist upon the previously described property, to secure payment of said note.

IN WITNESS WHEREOF, the said corporation has caused these to be signed by its duly authorized officer, this 22nd day of September in the year 2016.
WELLS FARGO BANK, N.A.


SEAN HUNT
VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

WFHRC 396231967 -@ DOCR T2116095014 [C-2] ERCNTXNL_WFHRC




D0018426051

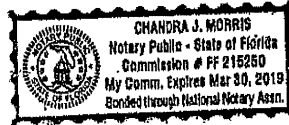
Loan #: 0319446811

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 22nd day of September in the year 2016, by Sean Hunt as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


CHANDRA J. MORRIS - NOTARY PUBLIC
COMM EXPIRES: 03/30/2019



Document Prepared By: Robert E. Fletcher - c/o NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683
(800)346-9152

When Recorded Return To: Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North,
Palm Harbor, FL 34683

WFHRC 396231967 -@ DOCR T2116095014 [C-2] ERCNTXNL_WFHRC



D0018426031

Exhibit A

EXHIBIT A

Legal Description

LOT TWENTY-EIGHT (28), IN BLOCK TWO (2), SUTTON FOREST, SECTION TWO (2),
A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED UNDER CLERK'S SLIDE NOS. 1249/B AND 1250/A AND B, PLAT
RECORDS OF FORT BEND COUNTY, TEXAS.

DUPLICATE TAX RECEIPT



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

Certified Owner:

HARRISON LARRY W & MONIQUE M
4610 KENESHAW CT
SUGAR LAND, TX 77479-3983

Legal Description:

SUTTON FOREST SEC 2, BLOCK 2, LOT 28

Parcel Address: 4610 KENESHAW CT
Legal Acres: 0.0000

Remit Seq No: 34967635
Receipt Date: 02/28/2017
Deposit Date: 02/28/2017
Print Date: 03/24/2017 02:23 PM
Printed By: LINDAW

Deposit No: O170228AJ6
Validation No: 900000048561454
Account No: 8292-02-002-0280-907
Operator Code: CHRISTINAG

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, City Of Sugar Land, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, and a summary row.

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Check Number(s):
9661

PAYMENT TYPE:

Checks: \$10,743.23

Exemptions on this property:

HOMESTEAD

Total Applied: \$10,743.23

Change Paid: \$0.00

PAYER:
LARRY W HARRISON OR
MONIQUE M HARRISON
COMERICA BANK BLDG
4610 KENESHAW CT
SUGAR LAND, TX 77479-3983

ACCOUNT PAID IN FULL

(281) 341-3710