

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

May 12, 2017

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

Joseph E. Churchman
4811 Waterbeck St
Fulshear, TX 77441

Reference: Account Number: 9410-10-021-0050-901
Tax Year 2016, Precinct 3

Dear Mr. Churchman:

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 Lamar Consolidated Independent School District - Operating Fund and Fort Bend Emergency Services District #4 which represents a total amount of \$524.41 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 23, 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, Andy Meyers, prior to May 23, 2017, 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,

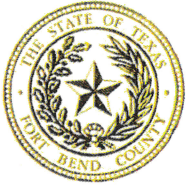
A handwritten signature in blue ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

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@fortbendcountytx.gov
www.fortbendcountytx.gov
County Judge
Received

MAY n 8 2017

DATE: May 8, 2017

TO: County Judge Robert E. Hebert
Commissioner Vincent Morales
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 – Churchman Joseph E: Account # 9410-10-021-0050-901, 2016 Tax
Year; Legal Description: Weston Lakes Sec 10, Block 21, Lot 5 4811 Waterbeck St. Fulshear, TX
77441

Precinct 3 ✓

Joseph E Churchman is requesting a waiver of penalty and interest for the 2016 tax year, stating he refinanced at the end of 2016 and was unaware title company did not pay the taxes at closing.

Tax Office Records Indicate:

- September 12, 2016 – Tax Office has received an electronic request for the 2016 Tax Statement from Mr. Churchman's mortgage company Wells Fargo Home Mortgage in November, 2016.
- November 7, 2016 – Tax statement was sent electronically to Wells Fargo Home Mortgage. Per Property Tax Code Section 31.01(i-1) If an assessor mails a tax bill under subsection (a) or delivers a tax bill by electronic means under subsection (k) to a mortgagee 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.

- February 17, 2017 – 2016 Reminder Statement was mailed to Churchman Joseph E, 4811 Waterbeck St, Fulshear, TX 77441-4166. **This statement was not returned by the Post Office.**
- February 22, 2017 – The Fort Bend County Tax Office received payment of \$8,015.79 (includes February Penalty and Interest).
- The Fort Bend County Tax Office has no record of receiving any notification or request from the property owner or the mortgage company to send the 2016 Tax Statement to the owner. Additionally, Bank of America previously requested and paid the 2015 taxes.
- There is no evidence of an error by the Fort Bend Central Appraisal District or Fort Bend County Tax Office.
- Lamar CISD-Operating Fund and Fort Bend ESD #4 have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and 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 9410-10-021-0050-901:

2016 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
LAMAR CISD- Operating Fund	\$5,481.80	\$383.73	\$383.73
Fort Bend ESD #4	\$419.36	\$29.36	\$29.36
FBC	\$1,590.22	\$111.32	\$111.32
Total	\$7,491.38	\$524.41	\$524.41 ✓

Total Penalty and Interest: \$524.41 ✓

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..."

Joseph E. Churchman
4811 Waterbeck St.
Fulshear, TX 77441-4166
e-mail: jechurch@yahoo.com
Cell: 337-794-7099

March 24th, 2017

County Judge
Received

Robert E. Hebert
Fort Bend County Judge
401 Jackson
Richmond, TX 77469-3110

APR 12 2017

Your Honor:

I am contacting you in order to request a waiver of penalty, interest, and collection fees for the 2016 Tax Year on my property located on WESTON LAKES SEC 10, BLOCK 21, LOT 5, CAD No: R144569, Account Number - 9410-10-021-0050-901.

This is my first home; purchased in Dec. 2008. I chose to refinance at the end of last year; 2016. I closed on November 29th, 2016 cashing out some of my built up equity in order to pay off all my debts to credit cards and student loans. I chose to not to continue an escrow account in order to keep monthly payments manageable.

I was told during closing, by the Law firm in Houston representing the Title Company in Dallas, that all bills of parties involved would be paid and that I would get notice on taxes due in 2017. A couple of months passed and I received a notice of Delinquency of my MUD taxes in February 2017. This alarmed me (since I did not receive a property tax bill through the US Mail) and I looked up my tax bill in Fort Bend County's website on February 22nd and paid the taxes plus penalties in full; did the same for the MUD #81 taxes. The young lady answering the telephone at the time I paid my taxes stated that no one had notified the tax office that the property had changed Mortgage companies or that there would be no escrow collected by them. I assumed that the Tittle company or Mortgage company would handle all that.

Therefore, I plead mercy of my ignorance of required procedures in order to properly transition from an escrow laden Mortgage to one without. As I stated, this is my first home and I am learning as I go. In addition I have just been laid off from my job and the approximately \$500 in penalties would make things a little easier.

Sincerely,


Joseph E. Churchman

Enclosure: 2016 Fort Bend Property Tax Statement, Delinquency Notice, Paid Receipt
2016 MUD# 81 Tax Statement, Delinquency Notice, Paid Receipt
2016 Refinance Documentation

2016 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:
CHURCHMAN JOSEPH E
4811 WATERBECK ST
FULSHEAR, TX 77441-4166

Legal Description:
WESTON LAKES SEC 10, BLOCK 21, LOT 5

Account No: 9410-10-021-0050-901

CAD No: R144569

As of Date: 02/22/2017

Legal Acres: .0000

Parcel Address: 4811 WATERBECK ST

Print Date: 02/22/2017 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$134,490	\$284,870	\$419,360	\$419,360	\$0	\$419,360	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
LAMAR C I S D- OPERATING	\$419,360	HOM	\$25,000	\$394,360	1.390050	\$5,481.80
FORT BEND ESD#4	\$419,360	HOM	\$0	\$419,360	0.100000	\$419.36
FORT BEND CO DRAINAGE	\$419,360	HOM	\$83,872	\$335,488	0.016000	\$53.68
FORT BEND CO GEN FND	\$419,360	HOM	\$83,872	\$335,488	0.458000	\$1,536.54

Total 2016 Tax: \$7,491.38
Total 2016 Levy Paid To Date: \$0.00
2016 Levy Due: \$7,491.38
Total 2016 Due: \$8,015.79

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:						Taxes become delinquent on February 01, 2017.					
02/28/2017 7%	03/31/2017 9%	04/30/2017 11%	05/31/2017 13%	06/30/2017 15%	07/31/2017 18 + 20%	02/28/2017 7%	03/31/2017 9%	04/30/2017 11%	05/31/2017 13%	06/30/2017 15%	07/31/2017 18 + 20%
\$8,015.79	\$8,165.60	\$8,315.43	\$8,465.26	\$8,615.08	\$10,607.78	\$8,015.79	\$8,165.60	\$8,315.43	\$8,465.26	\$8,615.08	\$10,607.78

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 2016 M&O 1.0400500 I&S .35000000 Total 1.3900500 2015 M&O 1.0400500 I&S .35000000 Total 1.3900500

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.25% 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.

7.149

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 02/22/2017

02/28/2017 7%	03/31/2017 9%	04/30/2017 11%	05/31/2017 13%	06/30/2017 15%	07/31/2017 18 + 20%
\$8,015.79	\$8,165.60	\$8,315.43	\$8,465.26	\$8,615.08	\$10,607.78

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



* 9 4 1 0 1 0 0 2 1 0 0 5 0 9 0 1 *

9410-10-021-0050-901
CHURCHMAN JOSEPH E
4811 WATERBECK ST
FULSHEAR, TX 77441-4166

AMOUNT PAID:

\$

000000R144569 047 0000801579 0000816560 0000831543 0000846526 8

DELINQUENT TAX STATEMENT SUMMARY



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

Mail To:

CHURCHMAN JOSEPH E
 4811 WATERBECK ST
 FULSHEAR, TX 77441-4166

Legal Description:

WESTON LAKES SEC 10, BLOCK 21, LOT 5

Account No: 9410-10-021-0050-901

2016 Value: \$419,360
 Appr. Dist. No.: R144569

Legal Acres: .0000
 Parcel Address: 4811 WATERBECK ST

As of Date: 02/22/2017

Print Date: 02/22/2017 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY February 28, 2017		IF PAID BY March 31, 2017		IF PAID BY April 30, 2017	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2016	36 38 78 79	\$7,491.38	\$524.41	\$8,015.79	\$674.22	\$8,165.60	\$824.05	\$8,315.43
TOTAL AMOUNT DUE:		\$7,491.38	\$524.41	\$8,015.79	\$674.22	\$8,165.60	\$824.05	\$8,315.43

Tax Unit Codes:

36 LAMAR C I S D- OPERATING FUND 38 FORT BEND ESD#4 78 FORT BEND CO DRAINAGE 79 FORT BEND CO GEN FND

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.
 IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

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.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

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

Print Date: 02/22/2017

Appr. Dist. No.: R144569

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
 (281) 341-3710



* 9 4 1 0 1 0 0 2 1 0 0 5 0 9 0 1 *

9410-10-021-0050-901

CHURCHMAN JOSEPH E
 4811 WATERBECK ST
 FULSHEAR, TX 77441-4166

If Paid By	Amount Due
February 28, 2017	\$8,015.79
March 31, 2017	\$8,165.60
April 30, 2017	\$8,315.43
Amount Paid:	\$ _____

000000R144569 047 0000801579 0000816560 0000831543 0000000000 6

FORT BEND COUNTY TAX OFFICE

INQUIRY AND PAYMENT SYSTEM



Payment Result

[Shopping Cart](#)[Begin a New Search](#) [Go to Your Portfolio](#)

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.

If you would like to search for other accounts please click the "New Search" button.

[New Search](#)

PROPERTY PAYMENT INFORMATION

[9410100210050901](#)

CHURCHMAN JOSEPH E
4811 WATERBECK ST
FULSHEAR, TX 77441-4166

Payment Amount: **\$8,015.79**

PAYMENT SUMMARY

Reference ID: 1593631
Payment Method: E-Check
Total Payment Amount: \$8,015.79

BANK ACCOUNT INFORMATION

Routing Number:
Checking Account Number:

CONTACT INFORMATION

Name: Joseph E. Churchman
Address: 4811 Waterbeck St.
City: Fulshear
State: TX
Zip Code: 77441

E-Mail Address:
Phone Number:

[Terms of Use](#) [Privacy Policy](#)

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

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409410100210050901

EQUITAXINC.COM
281-444-3946

 Tax Statement
 KENNETH R. BYRD
 Tax Assessor/Collector

4811 WATERBECK ST

 Please make payment to
 FORT BEND MUD #81
 PO Box 73109
 Houston, TX 77273-3109

Account No	40-9410100210050901
Current Tax Due	\$1477.62
Payment Applied to Current Tax Due	\$0.00
Date Paid	0
Delinquent Tax Due	\$ 0.00
Total Tax Due	\$1477.62
If Paid By	FEBRUARY 2017

PROPERTY OWNER
 CHURCHMAN JOSEPH E
 4811 WATERBECK ST
 FULSHEAR TX 77441-4166

 "IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR
 RESIDENCE HOMESTEAD, YOU SHOULD CONTACT OUR
 OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO
 AN INSTALLMENT AGREEMENT DIRECTLY WITH THE
 DISTRICT FOR THE PAYMENT OF THESE TAXES"

Please Detach Top Portion and Return With Payment

Account No: 40-9410100210050901

Tax Year	Tax Rate	Base Tax	Assessment Ratio
2016	0.3293	\$1380.95	100%

Land	Improvements	Personal	Market Value	Reductions	Taxable Value
134,490	284,870	0	419,360	0	419,360

Exemptions	(Exemptions Applied)
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FUTURE PAYMENT AMOUNTS	
MARCH 2017	\$ 1505.24
APRIL 2017	\$ 1532.85

Delinquent Detail			
Delinquent Tax Year	Base Tax Amount	Penalty & Interest	Delinquent Amount Due

Property Owner
 CHURCHMAN JOSEPH E
 4811 WATERBECK ST
 FULSHEAR TX 77441-4166
Account No: 40-9410100210050901**LEGAL DESCRIPTION**
 WESTON LAKES SEC 10,
 BLOCK 21,
 LOT 5
Notes:

For information regarding your billing please call our tax line (281) 444-3946, Mon-Thurs 8:00 A.M till 4:30 P.M. The office address is 17111 Rolling Creek Suite 200, Houston Texas-77090.

For information regarding ownership, address or appraised values call the Central Appraisal District.

If your mortgage company is responsible for payment of taxes, place your loan number on this statement and forward it to them for payment.

A receipt will be provided upon request.

Please Keep Lower Portion For Your Records

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.

**Fort Bend Municipal Utility District #81, TX****Utility Tax**

Confirmation Number: 123443027
Payment Date: Wednesday, February 22, 2017
Payment Time: 04:01PM CT

Successful completion of the payment transaction is conditioned upon accurate and complete information being entered by you and is subject to financial institution and biller acceptance, approval and authorization of the payment. Electronic check payments may take up to seven business days to be returned by your Financial Institution if incorrect information is entered when a payment is submitted.

Payer Information

Name: CHURCHMAN EDWARD JOSEPH JR
Street Address: 4811 WATERBECK ST
FULSHEAR, TX 77441
United States
Daytime Phone Number:
E-mail Address:
Utility Bill Account Number: 409410100210050901

Check Information

Account Type: Personal Checking Account
Routing Number:
Account Number:

Payment Information

Payment Type: Utility Tax
Payment Amount: \$1,477.62
Transaction Fee: \$2.50
Total Payment: \$1,480.12

Thank you for using Official Payments. If you have a question regarding your payment, please call us toll free at 1-800-487-4567. To make payments in the future, please visit our website at www.officialpayments.com/echeck.

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DUPLICATE TAX RECEIPT



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

Certified Owner:

CHURCHMAN JOSEPH E
4811 WATERBECK ST
FULSHEAR, TX 77441-4166

Legal Description:

WESTON LAKES SEC 10, BLOCK 21, LOT 5

Deposit No: EK170224
Validation No: 50
Account No: 9410-10-021-0050-901
Operator Code: GUEBARA

Parcel Address: 4811 WATERBECK ST
Legal Acres: 0.0000

Remit Seq No: 34936782
Receipt Date: 02/22/2017
Deposit Date: 02/24/2017
Print Date: 04/26/2017 12:54 PM
Printed By: RAQUELA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Lamar C I S D- Operating Fund	TL	394,360	1.390050	5,481.80	383.73	0.00	5,865.53
2016	Fort Bend Esd#4	TL	419,360	0.100000	419.36	29.36	0.00	448.72
2016	Fort Bend Co Drainage	TL	335,488	0.016000	53.68	3.76	0.00	57.44
2016	Fort Bend Co Gen Fnd	TL	335,488	0.458000	1,536.54	107.56	0.00	1,644.10
					\$7,491.38	\$524.41	\$0.00	\$8,015.79

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

HOMESTEAD

PAYMENT TYPE:

Credit Cards: \$8,015.79

Total Applied: \$8,015.79

Change Paid: \$0.00

PAYER:

Joseph E. Churchman
4811 Waterbeck St.
Fulshear, TX 77441

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1
21.1.190