

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

May 19, 2017

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

Ronald R. Scharn
13313 Southwest Freeway Suite 291
Sugar Land, TX 77478

Reference: Account Number: 2640-00-002-0042-907
Tax Year 2016, Precinct 4

Dear Mr. Scharn:

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 \$103.97 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, June 6, 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 June 6, 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.

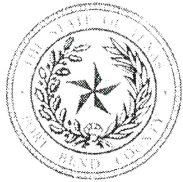
Sincerely,

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

County Judge
Received

MAY 19 2017

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: May 18, 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 – Ronald R. Scharn: Account # 2640-00-002-0042-907, 2016 Tax
Year; Legal Description: Covington West, Block 2, Lot 4, 50.000000% UDIM

14103 Greenway Dr Sugar Land

Precinct 4 ✓

Ronald R. Scharn is requesting waiver of penalty and interest for 2016 tax year. In August, 2016 Mr. Scharn purchased a property that was set up in two Undivided Interest Accounts, # 2640-00-002-0041-907 & # 2640-00-002-0042-907. He is stating he did not receive a 2016 tax statement from our office for account # 2640-00-002-0042-907.

Tax Office Records Indicate:

- November 7, 2016 – 2016 Tax Statement for account # 2640-00-002-0042-907 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.

- November 7, 2016 – 2016 Certified Name Change/Courtesy Tax Statement for account # 2640-00-002-0042-907 was mailed to: Ronald Scharn2, 13313 Southwest Fwy Ste. 291; Sugarland, TX 77478-3571 for the amount of \$1,485.23. This statement was created when the 2016 certified tax roll was sent to the tax office from the Fort Bend County Appraisal District. **This statement was not returned by the Post Office.**
- February 17, 2017 – 2016 Reminder Notice for account # 2640-00-002-0042-907 was mailed to Ronald Scharn2, 13313 Southwest Fwy Ste. 291; Sugarland, TX 77478-3571 and **was not returned by the Post Office.**
- February 27, 2017 –Mr. Scharn made payment on account in the amount of \$1589.20 including penalty and interest.
- March 3, 2017 – Irene Arreguin, supervisor in the tax office collections department, sent a letter to Mr. Scharn explaining that this property is an undivided interest account and there are two separate accounts for this one property. She advised that he should remit payment for unpaid account # 2640-00-002-0042-907 to avoid additional penalty, interest, and fees.
- There is no evidence of an error by the Fort Bend County Tax Office or the Fort Bend Central Appraisal District.
- Fort Bend Independent School District and City Of Sugarland have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and interest, and allows 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 2640-00-002-0042-907:****2016 Tax Year**

Tax Unit	Base	Penalty & Interest		Total Waiver Request
Fort Bend ISD	\$937.87	\$65.65		\$65.65
City Of Sugarland	\$234.56	\$16.42		\$16.42
FBC	\$312.80	\$21.90		\$21.90
TOTAL	\$1485.23	\$103.97		\$103.97 ✓

Total Penalty & Interest: \$103.97✓

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

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

April 6, 2017

REF: Acct # 2640-00-002-0042-907; TAX YEAR 2016

Legal Desc: COVINGTON WEST, BLOCK 2, LOT 4, FORT BEND COUNTY

Mailing Address: 13313 Southwest Frwy, #291
Sugar Land, TX 77478

Cellphone #:

County Judge
Received

Dear Judge Hebert:

APR 10 2017

My name is Ronald R. Scharn. I bought the property located at 14103 Greenway Dr. in Sugar Land, TX 77498 on 08/19/2016. The legal description is: Covington West, block 2, Lot 4, Fort Bend County. A copy of the HUD statement is attached.

Attached please also find the property tax statement that was sent to my office address at 13313 Southwest Freeway Suite 291 Sugar land TX 77478 for the above address and legal description. On 12/22/2016 I paid the account in full in the amount of \$970.15.

On March 9, 2017 I received a letter from the County Tax Assessor/Collector. Ms. Irene Arreguin, Div. Supervisor informed me in her letter that I still owe another \$1,589.20 for the same property. I spoke with her on the phone on 3/15/17 and she informed me that there are 2 accounts on this property. For some reason the Appraisal District sent the second account statement to the previous owner's bank at Wells Fargo, which I had no knowledge of.

Your Honor, I take paying property taxes very seriously. If you look at my name you will see that I own quite a few properties in Fort Bend County and have never paid property tax late on any account.

I have now paid the second account in full on March 17, 2017. Attached is a copy of the Tax Receipt.

I am requesting a waiver of the penalty, interest and collection fees in the amount of \$103.97. I would have paid my account on time had I received the invoice for the second account on this property. I am also requesting the 2 accounts be merged as 1 from now on.

Your consideration is deeply appreciated. Should you have any questions, please feel free to contact me on my cell at _____ or email me at _____

Respectfully,



Ronald R. Scharn

DUPLICATE TAX RECEIPT



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

Certified Owner:

SCHARN RONALD
13313 SOUTHWEST FWY
STE 291
SUGAR LAND, TX 77478-3571

Legal Description:

COVINGTON WEST, BLOCK 2, LOT 4,
50.000000% UDIM

Parcel Address: 14103 GREENWAY DR
Legal Acres: 0.0000

Remit Seq No: 33457489

Receipt Date: 12/22/2016

Deposit Date: 12/22/2016

Print Date: 03/03/2017 03:23 PM

Printed By: IRENEA

UDI/Exempt %: 0.500000

Deposit No: G161222AC6

Validation No: 900000047812815

Account No: **2640-00-002-0041-907**

Operator Code: KIMBERLYT

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Fort Bend lsd	TL	64,990	1.340000	770.37	0.00	0.00	770.37
2016	City Of Sugar Land	TL	39,241	0.315950	123.98	0.00	0.00	123.98
2016	Fort Bend Co Drainage	TL	15,992	0.016000	2.56	0.00	0.00	2.56
2016	Fort Bend Co Gen Fnd	TL	15,992	0.458000	73.24	0.00	0.00	73.24
					\$970.15	\$0.00	\$0.00	\$970.15

Check Number(s):

1081

PAYMENT TYPE:

Checks:

\$970.15

Exemptions on this property:

CAPPED
OVER 65
HOMESTEAD

Total Applied: \$970.15

Change Paid: \$0.00

PAYER:

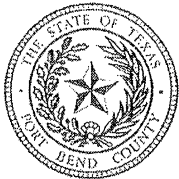
RONALD R SCHARN OR
NGUYET A LY
13313 S W FREEWAY 288
SUGAR LAND, TX 77478

ACCOUNT PAID IN FULL

(281) 341-3710

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21.1.190



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

03/03/2017

Ronald R Scharn
13313 Southwest Frwy Ste 291
Sugar Land, TX 77478-3571

RE: Account No: 2640-00-002-0041-907 & 2640-00-002-0042-907

Dear taxpayer,

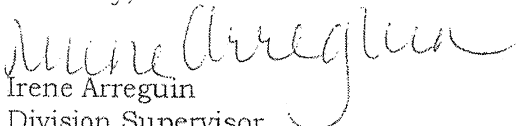
The Fort Bend County tax office received your letter regarding payment of taxes by Ck#1081 in the amount of \$970.15. This payment has been applied to the first account number listed above. However, there are two accounts for property located at 14103 Greenway Dr. as 50% undivided interest and no payment has been made towards the second account.

If you wish to have accounts combined under one account only, please contact the Fort Bend Appraisal District at 281-344-8623 or by mail at 2801 B F Terry Blvd Rosenberg, Texas 77471.

There is a balance due for account number 2640-00-002-0042-907. Please remit \$1,589.20 by 03/21/2017 to avoid any additional late fees.

Should you have any questions, please contact our office at 281-341-3710.

Sincerely,


Irene Arreguin
Division Supervisor
Collection Department

DELINQUENT TAX STATEMENT DETAIL



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

Mail To:

SCHARN2 RONALD
13313 SOUTHWEST FWY
STE 291
SUGAR LAND, TX 77478-3571

Legal Description:

COVINGTON WEST, BLOCK 2, LOT 4,
50.000000% UDIM

UDI/Exempt %: 0.500000

2016 Value: \$83,960

Appr. Dist. No.: R431059

Legal Acres: .0000

Parcel Address: 14103 GREENWAY DR

Account No: 2640-00-002-0042-907

As of Date: 02/27/2017

Print Date: 03/03/2017 Printed By: IRENEA

Year	Rec Type	Receipt	Tax Units	Delinq Date MM/YY	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	TL		1	02/17	\$937.87	\$65.65	\$1,003.52	\$84.41	\$1,022.28	\$103.17	\$1,041.04
	TL		7	02/17	\$234.56	\$16.42	\$250.98	\$21.11	\$255.67	\$25.80	\$260.36
	TL		78	02/17	\$10.56	\$0.74	\$11.30	\$0.95	\$11.51	\$1.16	\$11.72
	TL		79	02/17	\$302.24	\$21.16	\$323.40	\$27.20	\$329.44	\$33.25	\$335.49
Subtotals for 2016:					\$1,485.23	\$103.97	\$1,589.20	\$133.67	\$1,618.90	\$163.38	\$1,648.61
TOTAL AMOUNT DUE:					\$1,485.23	\$103.97	\$1,589.20	\$133.67	\$1,618.90	\$163.38	\$1,648.61

Tax Unit Codes:

1 FORT BEND ISD 7 CITY OF SUGAR LAND 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 CASH PAYMENTS.