

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

May 19, 2017

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

Syed Moinuddin
2638 Brazos Ridge Drive
Sugar Land, TX 77479

Reference: Account Number: 6460-03-003-0120-901
Tax Year 2016, Precinct 1

Dear Mr. Moinuddin:

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 and the City of Sugar Land which represents a total amount of \$242.41 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, 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, Vincent Morales, prior to June 6, 2017, at telephone 281-344-9400 or by email at vincent.moralesjr@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

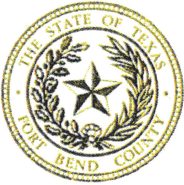
A handwritten signature in blue ink that reads "Robert E. Hebert".

Robert E. Hebert

Enclosure

Copy: Commissioner Vincent Morales, Precinct No. 1

*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

MAY 19 2017

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

Re: Waiver of Penalty and Interest – Syed Moinuddin; Account # 6460-03-003-0120-901; 2016 Tax
Year; Legal Description: Riverpark Sec 3R/P, Block 3, Lot 12 *2638 Brazos Ridge, Sugar Land*

Precinct 1 ✓

Syed Moinuddin 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 Bank of America. 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 Fort Bend County 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 Moinuddin Syed & Fareesa, 2638 Brazos Ridge Dr, Sugar Land TX 77479-8928. This statement was not returned by the Post Office.
- February 23, 2017 – The Fort Bend County Tax Office received payment of \$3,705.48 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.
- LCISD and The City of Sugar Land 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 6460-03-003-0120-901:

2016 Tax Year

Tax Unit	Base	Penalty & Interest		Total Waiver Request
LAMAR CISD	\$ 2,455.56	\$ 171.89		\$ 171.89
CITY OF SUGAR LAND	\$ 508.49	\$ 35.59		\$ 35.59
FBC	\$ 499.02	\$ 34.93		\$ 34.93
Total	\$ 3,463.07	\$ 242.41		\$ 242.41 ✓

Total Penalty and Interest: \$242.41 ✓

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..."

COUNTY CLERK
RECEIVED

MAR 08 2017

The Honorable County Judge Robert E. Hebert,
Fort Bend County,
401 Jackson, Richmond, Texas 77469-3110

March 6, 2017

Ref: Request for Waiver of Penalty on Property Tax for Account No. 6460-03-003-0120-901,
for Tax year 2016, 2638 Brazos Ridge Dr. Sugar Land, TX 77479

Dear Judge Robert E. Hebert:

I Syed & Fareesa Moinuddin are the owner of property at Riverpark Section 3, Block 3, Lot 12. The property address is 2638 Brazos Ridge Drive, Sugar Land, TX 77479-8928. I request you to consider the following facts to waive the penalty I paid on February 23, 2017:

1. I received Past Due notice of Property Tax from Fort Bend County Tax Assessor-Collector Office on February 22, 2017.
2. I went to the County Tax Office on February 23, 2017 and paid the taxes in full in the amount of \$3,705.48. Without penalty the amount was \$3,463.07. Please see attached.
3. My mortgage loan for this property was paid in full as of September 7, 2016. Please see attached letter from the . This is my first time for payment of Taxes.
4. I did not receive an initial letter for the property Tax 2016 from the Bank or Fort Bend County. I came to know about the Property Tax when I received the Past Due Notice.
5. However, I received 2016 Tax Statement from Fort Bend County L.I.D. #10 in December 2016. I paid this tax on December 20, 2016 without delay. Please see attached copy of the Statement. But I did not receive Property Tax notice from the Tax Office in December 2016.
6. The Bank stated that the Release of Lien notice was sent to Fort Bend County Clerk. Please see attached. The bank said after the loan was paid in full, the Bank is not responsible for Taxes and I should get notice from the County.
7. Payment of Property is my responsibility after the loan is paid full. Until September 7, 2016, The Bank was paying the Property Taxes, therefore; I was not aware of the due dates for the taxes. If I would have received the initial Property Tax Notice just like received from LID#10, I would have paid the taxes without fail. In the future, I will look for Property Tax notice in December of each year and pay the tax within the due date. If I do not receive Tax Notice in December of each year, I will call the Tax Office and pay the taxes on time. Therefore, I request you to waive the penalty assessed on my Property Tax for 2016.

Thank you.

Sincerely,



Syed Moinuddin, P.E.,
2638 Brazos Ridge Dr.
Sugar Land, Texas 77479
Phone No.

3/6/17

TAX RECEIPT



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

Certified Owner:

MOINUDDIN SYED & FAREESA
2638 BRAZOS RIDGE DR
SUGAR LAND, TX 77479-8928

Legal Description:

RIVERPARK SEC 3 R/P, BLOCK 3, LOT 12

Parcel Address: 2638 BRAZOS RIDGE DR

Legal Acres: 0.0000

Remit Seq No: 34927131

Receipt Date: 02/23/2017

Deposit Date: 02/23/2017

Print Date: 02/23/2017 01:27 PM

Printed By: ANAE

Deposit No: 0170223AH1

Validation No: 900000048519133

Account No: 6460-03-003-0120-901

Operator Code: ANAE

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	City Of Sugar Land	TL	160,940	0.315950	508.49	35.59	0.00	544.08
2016	Lamar C I S D- Operating Fund	TL	221,600	1.390050	2,455.56	171.89	0.00	2,627.45
2016	Fort Bend Co Drainage	TL	105,280	0.016000	16.84	1.18	0.00	18.02
2016	Fort Bend Co Gen Fnd	TL	105,280	0.458000	482.18	33.75	0.00	515.93
					<u>\$3,463.07</u>	<u>\$242.41</u>	<u>\$0.00</u>	<u>\$3,705.48</u>

Check Number(s):

1169

PAYMENT TYPE:

Checks: \$3,705.48

Exemptions on this property:

CAPPED

HOMESTEAD

OVER 65

Total Applied: \$3,705.48

Total Tendered: \$3,705.48

(for accounts paid on 02/23/2017)

Change Paid: \$0.00

PAYER:

SYED MOINUDDIN
OR FAREESA MOINUDDIN
2638 BRAZOS RIDGE DR
SUGARLAND, TX 77479-8928

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

51.1.7



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

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

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

011629 000001

P6N1L100201630
 MOINUDDIN SYED & FAREESA
 2638 BRAZOS RIDGE DR
 SUGAR LAND TX 77479-8928

Account No: 6460-03-003-0120-901 Cad No: R221041 Legal Acres: .0000 Roll Code: REAL PROPERTY Parcel Address: 2638 BRAZOS RIDGE DR

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property
CITY OF SUGAR LAND	\$104,530	\$160,940	.31595000	\$508.49	RIVERPARK SEC 3 R/P, BLDG
LAMAR, C T S D- OPERATING FUND	\$43,870	\$221,600	1.3900500	\$2,455.56	
FORT BEND CO DRAINAGE	\$160,190	\$105,280	.01600000	\$16.84	
FORT BEND CO GEN FND	\$160,190	\$105,280	.45800000	\$482.18	
					Appraisal
					Land - Market Value
					Impr - Market Value
					Total Market Value
					Less Capped Mkt Value
					Appraised Value
					Exemptions
					CAP CAPPED
					HOM HOMESTEAD
					065 OVER 65
Page: 1 of 1					
Total Amount Due By January 31, 2017				\$3,463.07	
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	\$3,705.48	\$.00	\$3,705.48		
By March 31, 2017	\$3,774.75	\$.00	\$3,774.75		

Please refer to back for additional information
 WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$169.60

2016 TAX STATEMENT

FORT BEND COUNTY L.I.D. #10
ESTHER BUENTELLO FLORES, RTA
12841 CAPRICORN ST
STAFFORD, TX 77477

*sent chd
\$1491.35
on 12/20/16*

Web: www.taxtech.net

Phone: 281-499-1223
Fax: 281-499-1244

Owner Name and Address

MOINUDDIN SYED & FAREESA
2638 BRAZOS RIDGE DR
SUGAR LAND, TX 77479-8928

If your mortgage company escrows funds for payment of taxes, please forward this statement with your loan number to them for payment.

Jur No	Sim Date	Delinquent Date	Receipt No
W26	10/31/2016	2/1/2017	565
Account No		6460-03-003-0120-901	

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2017. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 01, 2017 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.

Fort Bend Appraisal District
www.fbcad.org 281-344-8623

Appraised Values		Property Information		Comparisons of the last six (6) tax years					
Homestead Adj. Improvement HS Land HS	-8,870 223,470 42,000	RIVERPARK SEC 3 R/P, BLOCK 3, LOT 12	Year	Appraised	Taxable	Rate	Taxes	% Change	
			2018	256,600	185,280	0.643000	1,191.35	11.20%	
			2015	233,270	168,616	0.643000	1,071.34	11.44%	
			2014	211,890	149,512	0.643000	981.36	5.76%	
			2013	208,280	146,608	0.620000	908.97	2.84%	
			2012	203,200	142,560	0.620000	883.87	10.24%	
		A1	2011	192,030	133,624	0.600000	801.74	-8.17%	
		Service Address							
2638 BRAZOS RIDGE DR SUGAR LAND, TX 77479									
100% Assessed Value	256,600			% Change between 2016 and 2011					
				33.62%	38.66%	7.17%	48.60%		
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
FORT BEND COUNTY L.I.D. #10		Homestead Over 65 71,320		185,280		0.643000 per \$100		1,191.35	
		Please Use Our New Mailing Address eCheck Payments Coming Soon (Please see website for availability)							
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.		OVER 65 or DISABLED INSTALLMENTS			Current Taxes Due		1,191.35		
		Due without P&I By P&I Amount Due							
		1st By January 31 297.84							
		2nd By March 31 297.84			Other Charges		0.00		
		3rd By May 31 297.84			Payment(s) applied		0.00		
		4th By July 31 297.83			Total Taxes Due		1,191.35		

DUPLICATE TAX RECEIPT



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

Certified Owner:

MOINUDDIN SYED & FAREESA
2638 BRAZOS RIDGE DR
SUGAR LAND, TX 77479-8928

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Receipt Date: 02/23/2017

Deposit Date: 02/23/2017

Print Date: 04/24/2017 04:20 PM

Printed By: LINDAW

Deposit No: 0170223AH1
Validation No: 900000048519133

Account No: **6460-03-003-0120-901**

Operator Code: ANAE

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
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- - <

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SYED MOINUDDIN
OR FAREESA MOINUDDIN
2638 BRAZOS RIDGE DR
SUGARLAND, TX 77479-8928

ACCOUNT PAID IN FULL

(281) 341-3710