



COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

May 24, 2017

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

Shahram Azarsa
5610 Everhart Manor Ln
Katy, TX 77494

Reference: Account Number: 6780-12-001-0190-914
Tax Year 2016, Precinct 3

Dear Mr. Azarsa:

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 Katy Independent School District and Fort Bend Emergency Services District #2 which represents a total amount of \$451.94 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, Andy Meyers, prior to June 6, 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 that reads "Robert E. Hebert".

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 Heermann Circle
Richmond, TX 77469-3623

County Judge
Received

MAY 24 2017

(281) 341-3710

Fax (281) 341-9267

Email: patsy.schultz@fortbendcountytx.gov

www.fortbendcountytx.gov

DATE: May 19, 2017

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

Re: Waiver of Penalty and Interest – Shahram Azarsa: Account #6780-12-001-0190-914, 2016

Tax Year; Legal Description: Seven Meadows Sec 12, Block 1, Lot 19.

5610 Everhart Manor Ln, Katy, TX

Precinct 3 ✓

Shahram Azarsa is requesting waiver of penalty and interest for 2016 tax year stating he did not receive the tax statement.

Tax Office Records Indicate:

- September 1, 2016- Tax Office received an electronic request for the 2016 Tax Statement from Mr. Azarsa's mortgage company.
- November 7, 2016 – 2016 Certified statement was electronically sent to Wells Fargo Mortgage Company. 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 21, 2017- 2016 Tax Reminder Statement sent to: Azarsa, Shahram- 5610 Everhart Manor Ln. Katy, TX 77494-2067. **This was not returned by the Post Office.**
- Katy Independent School District and Fort Bend ESD #2 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: 6780-12-001-190-914

2016 Tax Year

Tax Unit	Base	Penalty & Interest		Total Waiver Request
Katy ISD	\$4,871.93	\$341.04		\$341.04
FBC ESD #2	\$271.45	\$19.00		\$19.00
FBC	\$1,312.94	\$91.90		\$91.90
TOTAL	\$6,456.32	\$451.94		\$451.94 ✓

Total Penalty & Interest: \$451.94 ✓

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's office:
Robert E. Hebert
401 Jackson Richmond, Texas
77469-3110

CCU DGE
REC ED

MAR 17 2017

Shahram Azarsa
5610 Everhart, Manor LN
Katy TX. 77494-2067

Account No: 6780-12-001-0190-914
Year in question: 2016 property Tax
Legal Description: SEVEN MEADOWS SEC
12, BLOCK 1, LOT 19

RE: Waiver of penalty and Interest for my property Tax 2016

To Whom It May Concern,

I would like to ask whether you would consider waiving the late payment penalty associated with my most recent property Tax (2016).

For your information, I received the letter in which I have been asked to pay the Property Tax including the late payment penalty (dated February 23, 2017).

I called to the Fort-Bend County, and informed them that I have not received any letter about my property Tax before this letter, so how I am requested to pay for late penalty. The representative told me that it had been submitted it to Bank.

I explained to the County representative that Since the was not my lender at that time; therefore the county had mistakenly sent my letter to wrong place.

On the other hand, unfortunately the did not take action because my loan was not with them anymore.

By the way, The County representative told me that I should pay this bill in full amount and then I should write this letter to you in order to request for waiver of the penalty and interest and so did I.

For your information, my mortgage lender changed from the bank to another lender company almost from Aug 2016), in the other hand as 20% of my mortgage had been paid off, So I do not have a screw account and I myself should pay my Tax directly to the Fort-Bend County.

Therefore with considering the following reasons:

- The county has mistakenly sent my letter to wrong place
- The Tax letter did not send to me and I did not aware of it has been sent out.

F B C MAR 20 2017 T A X

- and finally due to it was my first year to pay the Tax directly to the county and also I did not have enough knowledge to check it why I have not received the letter till now.
- I never had any late payment to any of my bills.

I am requesting you to accept my apology and agree with my request for waiver of the penalty / interest amount which was \$451.94.

I have another request too. As in the instruction of submitting this letter, it was mentioned that I may be asked to attend in the court in person, due to the following reasons I will hardly be able to be there in person and I would appreciate if you could ignore my presence in the court.

Here are the reasons: last year, which was in Houston TX and after several months, , So it will be hard for me to use my leave time and pay for the ticket price (which is really expensive, almost the same price as my penalty is) to attend the court during the weekdays. :-

Therefore, I appreciate if you could agree with my request without asking me to be there in person.

Enclosed please see attached file for more information

Attachment1: letter from Fort-Bend (request for payment of Tax and Penalty)

Attachment2: copy of the check which I paid in full exactly the day after I received the letter

Attachment3: the documents shows my lender has been changed on 08/05/2016

Attachment 4: my driving licensee

Please let me know if you need more information

Yours Sincerely,

Shahram Azarsa 3/5/2017

5610 Everhart, Manor LN
Katy TX, 77494-2067

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:

AZARSA SHAHRAM
5610 EVERHART MANOR LN
KATY, TX 77494-2067

Legal Description:

SEVEN MEADOWS SEC 12, BLOCK 1, LOT 19

Account No: 6780-12-001-0190-914

2016 Value: \$346,240
Appr. Dist. No.: R343515

Legal Acres: .0000

Parcel Address: 5610 EVERHART MANOR LN

As of Date: 02/23/2017

Print Date: 02/23/2017 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	2 34 78 79	\$6,456.32	\$451.94	\$6,908.26	\$581.07	\$7,037.39	\$710.20	\$7,166.52
TOTAL AMOUNT DUE:		\$6,456.32	\$451.94	\$6,908.26	\$581.07	\$7,037.39	\$710.20	\$7,166.52

Tax Unit Codes:

2 KATY ISD 34 FORT BEND ESD#2 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: 02/23/2017

31.1.22

Appr. Dist. No.: R343515

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



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6780-12-001-0190-914

AZARSA SHAHRAM
5610 EVERHART MANOR LN
KATY, TX 77494-2067

If Paid By	Amount Due
February 28, 2017	\$6,908.26
March 31, 2017	\$7,037.39
April 30, 2017	\$7,166.52
Amount Paid:	\$ _____

000000R343515 047 0000690826 0000703739 0000716652 0000000000 3

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:
AZARSA SHAHRAM
5610 EVERHART MANOR LN
KATY, TX 77494-2067

Legal Description:
SEVEN MEADOWS SEC 12, BLOCK 1, LOT 19

Account No: 6780-12-001-0190-914

Legal Acres: .0000
Parcel Address: 5610 EVERHART MANOR LN

CAD No: R343515

As of Date: 02/23/2017

Print Date: 02/23/2017 **Printed By:** ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$49,000	\$297,240	\$346,240	\$346,240	\$0	\$346,240	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions Code	Value	Taxable Value	Tax Rate	Tax
KATY ISD	\$346,240	HOM	\$25,000	\$321,240	1.516600	\$4,871.93
FORT BEND ESD#2	\$346,240	HOM	\$69,248	\$276,992	0.098000	\$271.45
FORT BEND CO DRAINAGE	\$346,240	HOM	\$69,248	\$276,992	0.016000	\$44.32
FORT BEND CO GEN FND	\$346,240	HOM	\$69,248	\$276,992	0.458000	\$1,268.62

Total 2016 Tax: \$6,456.32
Total 2016 Levy Paid To Date: \$0.00
2016 Levy Due: \$6,456.32
Total 2016 Due: \$6,908.26

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%
\$6,908.26	\$7,037.39	\$7,166.52	\$7,295.64	\$7,424.77	\$9,142.15

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 :

KATY ISD 2016 M&O 1.1266000 I&S .39000000 Total 1.5166000 2015 M&O 1.1266000 I&S .39000000 Total 1.5166000

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.

7.1.49

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 02/23/2017

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%
\$6,908.26	\$7,037.39	\$7,166.52	\$7,295.64	\$7,424.77	\$9,142.15

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



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6780-12-001-0190-914
AZARSA SHAHRAM
5610 EVERHART MANOR LN
KATY, TX 77494-2067

AMOUNT PAID:

\$

000000R343515 047 0000690826 0000703739 0000716652 0000729564 8

Tax Tech, Inc.

Esther Buentello Flores, R.T.A.

Account Information Account No: 6780-12-001-0190-914 AZARSA SHAHRAM 5610 EVERHART MANOR LN KATY, TX 77494-2067 Service Address 5610 EVERHART MANOR LN KATY, TX 77494		Jurisdiction Information Jurisdiction ID: M44 FORT BEND COUNTY M.U.D. #35 ESTHER BUENTELLO FLORES, R.T.A. 12841 CAPRICORN ST STAFFORD, TX 77477 281-499-1223	
Tax Year: 2016		Statement Mail Date: 10/24/2016	
		Delinquent Date: 2/1/2017	
Property Information SEVEN MEADOWS SEC 12, BLOCK 1, LOT 19 Acreage: 0.000000		Appraised Values Improvement HS \$297,240 Land HS \$49,000 Total Appraised Value \$346,240	
Taxing Unit	Exempt Amount	Taxable Value	Tax Rate
FORT BEND COUNTY M.U.D. #35	\$0	\$346,240	0.44000
		Tax Levy	
		\$1,523.46	
Other Years	Tax Levy	Amount Due	Total Taxes
(Click to view)			\$1,523.46
2016	\$1,523.46	\$0.00	Payment(s), last on 1/31/2017
2015	\$1,793.90	\$0.00	Due for 2016 as of 2/23/2017
2014	\$1,663.37	\$0.00	
2013	\$1,709.65	\$0.00	
2012	\$1,702.20	\$0.00	
2011	\$1,545.64	\$0.00	
2010	\$1,692.85	\$0.00	
2009	\$1,806.93	\$0.00	
2008	\$2,114.73	\$0.00	
2007	\$411.60	\$0.00	
2006	\$75.60	\$0.00	
Due for All Years		\$0.00	
Data Current as of 02/22/2017		Data Pages Copyright © 2005-2016 Copperfield Software LLC	
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 Tax Tech, Inc.
 12841 Capricorn St.
 Stafford, Texas 77477
 281-499-1223 Fax: 281-499-1244
 Email: taxes@taxtech.net

DUPLICATE TAX RECEIPT



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

Certified Owner:

AZARSA SHAHRAM
5610 EVERHART MANOR LN
KATY, TX 77494-2067

Legal Description:

SEVEN MEADOWS SEC 12, BLOCK 1, LOT 19

Parcel Address: 5610 EVERHART MANOR LN

Legal Acres: 0.0000

Remit Seq No: 34971256

Receipt Date: 02/24/2017

Deposit Date: 02/28/2017

Print Date: 04/05/2017 03:23 PM

Printed By: CANDACEC

Deposit No: EK170228

Validation No: 71

Account No: 6780-12-001-0190-914

Operator Code: GUEBARA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Katy Isd	TL	321,240	1.516600	4,871.93	341.04	0.00	5,212.97
2016	Fort Bend Esd#2	TL	276,992	0.098000	271.45	19.00	0.00	290.45
2016	Fort Bend Co Drainage	TL	276,992	0.016000	44.32	3.10	0.00	47.42
2016	Fort Bend Co Gen Fnd	TL	276,992	0.458000	1,268.62	88.80	0.00	1,357.42
					\$6,456.32	\$451.94	\$0.00	\$6,908.26

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

HOMESTEAD

PAYMENT TYPE:

Credit Cards: \$6,908.26

Total Applied: \$6,908.26

Change Paid: \$0.00

PAYER:

shahram azarsa
5610 everhart manor ln
katy, TX 77494

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

21.1.190