

**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

May 24, 2017

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

Hongyu Zhai  
28626 Rolling Ridge Dr  
Katy, TX 77494

Reference: Account Number: 2278-72-001-0050-914  
Tax Year 2016, Precinct 3

Dear Mr. Zhai:

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 \$649.08 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, 2<sup>nd</sup> 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](mailto:andy.meyers@fortbendcountytexas.gov), to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

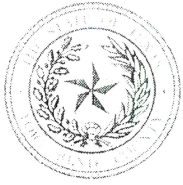
A handwritten signature in blue ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

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 Hemann Circle  
Richmond, TX 77469-3623

(281) 341-3710  
Fax (281) 341-9267  
Email: [patsy.schultz@fortbendcountytx.gov](mailto:patsy.schultz@fortbendcountytx.gov)  
[www.fortbendcountytx.gov](http://www.fortbendcountytx.gov)

County Judge  
Received

MAY 24 2017

DATE: May 23, 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 – Hongyu Zhai; Account # 2278-72-001-0050-914, 2016 Tax  
Year; Legal Description Cinco Ranch Southwest Sec 72, Block 1, Lot 5: Address 28626 Rolling  
Ridge Dr., Katy, TX 77494-1459

### Precinct 3 ✓

Hongyu Zhai is requesting a waiver of penalty and interest on his 2016 taxes because he paid them on time, but due to an automatic credit card withdrawal, their check was returned. As soon as they were aware of the return, they made payment in full with penalty in the middle of February. They are very sorry it happened and \$649.08 in penalty is a big amount for their family. They are very sorry for the inconvenience and promise that it will not happen again next year.

The Office Records Indicate:

- November 7, 2016 – 2016 Certified Statement was mailed to Zhai Hongyu & Xiaoxiao Zhang, 28626 Rolling Ridge Dr., Katy, TX 77494-1469. The post office did not return this statement.

- January 31, 2017 – Received payment by check #425 from Hongyu Zhai in the amount of \$9,272.52.
- February 10, 2017 – Fort Bend County Tax Office sent a letter to Hongyu Zhai, 28626 Rolling Ridge Drive, Katy, TX 77494-1459 notifying him that his payment was removed from the tax system due to "Insufficient Funds" and the amount now due is \$9,951.60 if paid by 02/28/2017. This tax amount includes the February penalty and interest and the \$30.00 returned check fee.
- February 21, 2017—Mailed 2016 reminder notice statement to Zhai Hongyu & Xiaoxiao Zhang, 28626 Rolling Ridge Dr., Katy, TX 77494-1469. **The post office did not return this statement.**
- February 22, 2017—Hongyu Zhai paid the 2016 Taxes with check #9458522612 in the amount of \$9,951.60, (Includes February penalty and interest and \$30.00 returned check fee.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal district.
- Katy ISD and Fort Bend ESD #2 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: 2278-72-001-0050-914

### 2016 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$7,035.36	<b>\$492.48</b>	<b>\$492.48</b>
Fort Bend ESD #2	\$ 383.29	<b>\$ 26.83</b>	<b>\$ 26.83</b>
Fort Bend County	\$1,853.87	<b>\$129.77</b>	<b>\$ 129.77</b>
NSF FEE	\$ 30.00		
<b>Total</b>	<b>\$9,302.52</b>	<b>\$649.08</b>	<b>\$649.08</b> ✓

**Total Penalty & Interest: \$649.08✓**

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 Judge  
Received

APR 03 2017

To Whom It May Concern:

My name is Hongyu Zhai, our home address is 28626 rolling ridge Dr, Katy, TX, 77494. Our account number is 2278-001-0050-914, our property description is Cinco ranch southwest SEC 72, block 1, lot 5.

I'm writing to request an abatement of penalties in the amount of \$649.08 occurred on our 2016 tax property tax.

We did pay full amount in time, however, due to one automatic credit card withdraw, our check got returned afterwards. As soon as we aware this, we made the payment full with the penalty in the middle of February. We feel very sorry to let this happen and \$649.08 in penalty is a big amount for our family. We sincerely apologize for this inconvenience and we promise that this would not happen again next year.

Please accept my petition for abatement of penalties. If you have any questions or need any more information, you can reach me at . Our current mailing address is the same as 28626 rolling ridge Dr, Katy, TX, 77494.

Thank you very much for your consideration and we apologize again.

Sincerely,

Hongyu Zhai

3/30/17

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

# **FORT BEND COUNTY 2016 TAX STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. The tax office is here to assist you with problems or answer your questions, please call (281) 341-3710. 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

078779 000001

FOBE0000009224  
**ZHAI HONGYU & XIAOXIAO ZHANG**  
 28626 ROLLING RIDGE DR  
 KATY TX 77494-1459

Account No: 2278-72-001-0050-914    Cad No: R417140    Legal Acres: .0000    Roll Code: REAL PROPERTY    Parcel Address: 28626 ROLLING RIDGE DR    Process Date: 11/01/2016

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
KATY ISD	\$25,000	\$463,890	1.5166000	\$7,035.36
FORT BEND ESD#2	\$97,778	\$391,112	.09800000	\$383.29
FORT BEND CO DRAINAGE	\$97,778	\$391,112	.01600000	\$62.58
FORT BEND CO GEN FND	\$97,778	\$391,112	.45800000	\$1,791.29

Page: 1 of 1

**Total Amount Due By January 31, 2017** \$9,272.52

Payments Applied to 2016 Taxes \$ .00

Total Current Taxes Due (Including Penalties) \$9,272.52

Prior Year(s) Delinquent Taxes Due (If any) 0000 - 0000 If Paid In January 2017 \$ .00

**Total Amount Due By January 31, 2017** \$9,272.52

Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total
By February 28, 2017	\$9,921.60	\$ .00	\$9,921.60
By March 31, 2017	\$10,107.05	\$ .00	\$10,107.05

Property Description	
GINCO RANCH SOUTHWEST SEC 72, BLOCK 1, LOT 5	
Appraised Values	
Land - Market Value	\$68,250
Impr - Market Value	\$420,640
Total Market Value	\$488,890
Less Capped Mkt Value	\$0
Appraised Value	\$488,890
Exemptions/Deferrals	
HOM	HOMESTEAD

NOTES: Keep for your records

If Paying Delinquent Taxes Prior To January 2017, Contact The Tax Office

# DUPLICATE TAX RECEIPT



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

**Certified Owner:**

ZHAI HONGYU & XIAOXIAO ZHANG  
28626 ROLLING RIDGE DR  
KATY, TX 77494-1459

**Legal Description:**

CINCO RANCH SOUTHWEST SEC 72, BLOCK 1,  
LOT 5

Parcel Address: 28626 ROLLING RIDGE DR

Legal Acres: 0.0000

Remit Seq No: 34920044

Receipt Date: 02/22/2017

Deposit Date: 02/22/2017

Print Date: 04/27/2017 12:03 PM

Printed By: TAMMYM

Deposit No: 0170222M1

Validation No: 900000048508917

Account No: 2278-72-001-0050-914

Operator Code: SABRINAV

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Katy Isd	TL	463,890	1.516600	7,035.36	492.48	0.00	7,527.84
2016	Fort Bend Esd#2	TL	391,112	0.098000	383.29	26.83	0.00	410.12
2016	Fort Bend Co Drainage	TL	391,112	0.016000	62.58	4.38	0.00	66.96
2016	Fort Bend Co Gen Fnd	TL	391,112	0.458000	1,791.29	125.39	0.00	1,916.68
2016	Return Check Fee	TL	0	0.000000	30.00	0.00	0.00	30.00
					\$9,302.52	\$649.08	\$0.00	\$9,951.60

**Check Number(s):**

9458522612

**PAYMENT TYPE:**

Checks:

\$9,951.60

**Exemptions on this property:**

HOMESTEAD

Total Applied:

\$9,951.60

Change Paid:

\$0.00

**PAYER:**

HONGYU ZHAI  
28626 ROLLING RIDGE DR  
KATY, TX 77494-1459

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

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