

COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

**Updated
September 28, 2017**

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

DATE: September 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 – Jamil Baba: Account # 7800-10-001-0080-907, 2016 Tax Year;
Legal Description: Sweetwater Sec 10, Block 1, Lot 8

Precinct 4

Jamil Baba is requesting waiver of penalty, interest and collection fees for 2016 tax year, stating he purchased the home on September 20, 2016 and did not receive a tax statement.

Tax office records and research indicate:

- September 22, 2016 – A deed was filed at the Fort Bend County Clerk's Office. Per deed filed on this date, it recorded Grantee as: Jamil Farah Baba, 8 Palm Meadow Ct., Sugar Land, TX 77479-2560.
- November 7, 2016 – The original 2016 Tax Statement for account 7800-10-001-0080-907 was mailed to Douglas C. & Deanna L. Goodwin, 8 Palm Meadow Ct., Sugar Land, TX 77479-2560. --- **This statement was not returned by the Post Office.**
- February 17, 2017 – 2016 Reminder notice was mailed to: Douglas C. & Deanna L. Goodwin, 8 Palm Meadow Ct., Sugar Land, TX 77479-2560. --- **This statement was returned by the Post Office with forwarding address. February 21, 2017 - Reminder notice re-mailed to 5097 Wateree Pl., Aiken, SC 29803-1117.**

- May 5, 2017 - Tax payer contacted the Tax Office to ask about address change on account. She was as advised to contact the Fort Bend Central Appraisal District.
- May 18, 2017 – 33.07 Notice was mailed to: Douglas C. & Deanna L. Goodwin, 8 Palm Meadow Ct., Sugar Land, TX 77479-2560 --- **This statement was returned by the Post Office with forwarding address. May 23, 2017 – 33.07 Notice re-mailed to 5097 Wateree Pl., Aiken, SC 29803-1117.**
- July 10, 2017 – Tax Office received 2017 June Name/Address Change 6 from the Fort Bend Central Appraisal District changing the certified owner of the property to: Jamil Farah Baba, 8 Palm Meadow Ct, Sugar Land, TX 77479-2560. Supplement statement was mailed. --- **This statement was returned by the Post Office labeled as Vacant on July 21, 2017**
- July 19, 2017 – Tax Office received payment for 2016 Taxes in the amount of \$22,620.44 including July penalty, interest and collection fees.
- August 9, 2017 – Per the Fort Bend Central Appraisal District, Tax Code 33.011 (B) sets the district to have ownership records up to date before September 1st. Any deeds filed after September 1st are worked as ownership changes. The owner Mr. Baba did not notify the Fort Bend Central Appraisal District that he was the new owner after the deed was filed.
- September 18, 2017 – The tax office has not received or does not have an address correction on file to change owner address from: 8 Palm Meadow Ct., Sugar Land, TX 77479-2560.
- There is evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend Independent School District and City of Sugar have 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 7800-10-001-0080-907:

2016 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$10,638.13	\$1,914.86	\$2,510.60	\$ 4,425.46
City Of Sugar Land	\$2,328.55	\$419.14	\$412.15	\$ 831.29
FBC	\$3,105.23	\$558.94	\$732.84	\$ 1,291.78
TOTAL	\$16,071.91	\$2,892.94	3,655.59	\$6,548.53

Total Penalty, Interest & Collection Fees: \$6,548.53

I do recommend waiver of penalty, interest and collection fees. 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..."

JAMIL & GABRIELA BABA

1990 POST OAK BLVD., STE A
HOUSTON, TX 77056

COUNTY JUDGE
RECEIVED

AUG 01 2017

PH#713-398-9787 (CELL-JAMIL)
PH#713-236-8007 (WORK-JAMIL)

July 26, 2017

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

Re: 8 Palm Meadow Court, Sugar Land, TX 77479-2560


Dear Judge Hebert:

Please be advised that we bought the above-referenced property on 9/20/16; however, we never received formal notice of tax statements until contacted by various attorneys (copies attached). Once notified, we paid immediately and have a paid receipt (copy attached) showing that as of 7/20/17, the taxes were paid.

In regard to section 33.011 of the Texas Property Tax Code, Waiver of Penalty and Interest, we request a hearing before the Commissioners Court. As required, please find attached the following:

- Account Number: 7800-10-001-0080-907
- Legal Description: Attached
- Year(s) in Questions: 2016
- Mailing Address: 1990 Post Oak Blvd., Ste A, Sugar Land, TX 77056
- Telephone Number: 713-398-9787 (Cell-Jamil) 713-236-8007 (Work-Jamil)

Thank you for your consideration.

Sincerely,

Jamil Baba

LEGAL DESCRIPTION.

LOT EIGHT (8), IN BLOCK ONE (1), OF SWEETWATER, SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2039/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Parcel ID Number:

which currently has the address of 8 PALM MEADOW CT [Street], SUGAR LAND [City], TEXAS [State] 77479-2560 [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or

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:

BABA JAMIL FARAH
 8 PALM MEADOW CT
 SUGAR LAND, TX 77479-2560

Legal Description:

SWEETWATER SEC 10, BLOCK 1, LOT 8

Account No: 7800-10-001-0080-907

CAD No: R248900

As of Date: 07/20/2017

Legal Acres: .0000

Parcel Address: 8 PALM MEADOWS CT

Print Date: 07/20/2017 Printed By: VANR

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$353,400	\$465,490	\$818,890	\$818,890	\$0	\$818,890	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND ISD	\$818,890	HOM	\$25,000	\$793,890	1.340000	\$10,638.13
CITY OF SUGAR LAND <i>WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$776.65</i>	\$818,890	HOM	\$81,889	\$737,001	0.315950	\$2,328.55
FORT BEND CO DRAINAGE	\$818,890	HOM	\$163,778	\$655,112	0.016000	\$104.82
FORT BEND CO GEN FND	\$818,890	HOM	\$163,778	\$655,112	0.458000	\$3,000.41

PAID →

Total 2016 Tax: \$16,071.91
 Total 2016 Levy Paid To Date: \$16,071.91
 2016 Levy Due: \$0.00
 Total 2016 Due: \$0.00

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

07/31/2017 18 + 20%	08/31/2017 19 + 20%	09/30/2017 20 + 20%	10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information :

FORT BEND ISD 2016 M&O 1.0400000 I&S .3000000 Total 1.3400000 2015 M&O 1.0400000 I&S .3000000 Total 1.3400000

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: 07/20/2017

07/31/2017 18 + 20%	08/31/2017 19 + 20%	09/30/2017 20 + 20%	10/31/2017 21 + 20%	11/30/2017 22 + 20%	12/31/2017 23 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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



7800-10-001-0080-907
 BABA JAMIL FARAH
 8 PALM MEADOW CT
 SUGAR LAND, TX 77479-2560

AMOUNT PAID:
 \$ _____

Property Owner: R248900 BABA, JAMIL FARAH
 Property Address: 8 PALM MEADOWS CT, SUGAR LAND, TX 77479

2017 Assessed Value: \$829,560

2017 GENERAL INFORMATION

2017 VALUE INFORMATION

Active	\$475,160
Real Residential	\$0
SWEETWATER SEC 10, BLOCK 1, LOT 8	
Sweetwater S10	\$475,160
7800-10-001-0080-907	
A-101-N	\$353,400

2017 OWNER INFORMATION

Baba, Jamil Farah	\$0
00683044	\$353,400
Homestead	
100%	\$829,560
8 Palm Meadow CT Sugar Land, TX 77479-2560	\$0
	\$829,560
	\$0
	\$829,560

2017 ENLTIIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C21- City of Sugar Land		\$0	\$829,560	0.31595	0
CAD- Fort Bend Central Appraisal District		\$0	\$829,560	0	0
D01- Ft Bend Drainage		\$0	\$829,560	0.016	0
G01- Ft Bend Co Gen		\$0	\$829,560	0.458	0
S07- Ft Bend ISD		\$0	\$829,560	1.34	0
W01- Ft Bend LID 2		\$0	\$829,560	0.1067	0
TOTALS				2.23665	

2017 IMPROVEMENTS

Expand/Collapse All

A1 - Residential Single Family Houses		Yes	4,543 Sq. Ft	\$475,160	
RECORD	TYPE	YEAR BUILT	SQ. FT.	VALUE	ADD'L INFO
1	Main Area	2002	2,680	\$253,580	Details
2	Main Area 2nd Story	2002	1,863	\$159,530	Details
3	Open Porch	2002	72	\$920	Details
4	Attached Garage	2002	308	\$27,800	Details
5	Open Porch	2002	206	\$2,630	Details
6	Swimming Pools	2002	450	\$25,760	Details
7	Spa	2002		\$5,940	Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATUS	HOUSED	APPR. VALUE	ACRES	LAND SIZE
Residential Golf Course	A - Residential Single Family Houses	Yes	\$353,400	50	

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
4828 LOOP CENTRAL DRIVE
SUITE 600 (77081)
PO BOX 3064
Houston, TX 77253-3064

(713) 844-3587
Fax (713) 844-3505

July 11, 2017

Jamil Farah Baba
71 Ambleside Crescent Drive
Sugar Land, TX 77479

A Property Tax Lawsuit Will Be Filed

RE: Tax Account Number: 7800100010080907
Property Description: Lot 8 in Block 1 of Sweetwater, Section Ten, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide No. 2039/A of the Plat Records of Fort Bend County, Texas.

Dear Taxpayer:

Please be advised that a law suit will be filed against you and the above-referenced property ("Property") within the next ten (10) days on behalf of the taxing entities for which this law firm collects delinquent property taxes. Prior to filing this delinquent tax foreclosure suit, extensive title research was conducted in order to identify all owners of the property and lien-holders and to verify the property's legal description. You were identified as having either an ownership or lien interest in the Property.

We encourage you to resolve this matter prior to the filing of this delinquent tax foreclosure lawsuit by contacting Cecelia at (713) 844-3587 to discuss your payment options as soon as possible. Once a law suit has been filed, additional costs will be incurred, including Abstract Fees, Court Costs and Attorney Ad Litem Fees (if any).

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES. To claim an over 65 or disabled deferral, you must contact the Fort Bend Appraisal District at (281) 344-8623 or visit www.fbcad.org to request an application.

Sincerely,



Andrew Brink
State Bar No. 24090009

If you are a debtor in a pending bankruptcy, please contact us with the cause number of the bankruptcy so that we can code your account and file a claim in the bankruptcy proceeding. If you are represented by a lawyer, please forward this letter to him/her.

PerdueBrandonFielderCollins&Mott, LLP

ATTORNEYS AT LAW

1235 North Loop West
Suite 600
Houston, TX 77008
Tel: (713) 802-6976 Espanol: (800) 994-0678
Fax: (713) 862-1429
www.pbfc.com

7/14/2017

ID# T/0892/071011/1

#BWBBCPZ
#T/0892/071011/17# 2206 1 AV 0.373*****AUTO**5-DIGIT 77479 5DGS 2 FT 9



BABA JAMIL & GABRIELA
8 PALM MEADOW CT
SUGAR LAND TX 77479-2560

NOTICE OF TAX LIEN

I am writing to call your attention to the fact that this delinquency exists. If you are currently in a payment agreement, in litigation or involved in a bankruptcy, you or your attorney should notify our office.

The tax years and amounts due on the property assessed in your name are provided on the back of this letter. **PLEASE BE AWARE THAT YOU MAY OWE TAXES TO OTHER ENTITIES ON THIS PROPERTY AS WELL.**

If you are not the current owner of the property or if your mortgage company is responsible for this payment, please notify our office. If you are not the current owner, you should notify the appraisal district so that they can update the tax rolls.

Credit/debit cards are accepted at all Fort Bend County Tax Office locations and via the internet by visiting <http://www.fortbendcountytexas.gov> (a convenience fee is charged by the vendor).

Your prompt attention to this matter will be appreciated.

Sincerely yours,
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.

Yolanda M. Humphrey

IF THESE TAXES HAVE BEEN PAID SINCE JULY 1, 2017, PLEASE DISREGARD THIS NOTICE. YOU CAN ALSO PAY BY E-CHECK AT WWW.FORTBENDCOUNTYTX.GOV WITHOUT A CONVENIENCE FEE.

SEE REVERSE SIDE FOR TAX DETAIL

(Remove this portion and return it with your payment in the envelope provided)

T/0892/071011/1
BABA JAMIL & GABRIELA
8 PALM MEADOW CT
SUGAR LAND TX 77479-2560

TOTAL IF PAID BY:	7/31/2017	8/31/2017
PAYMENT DUE:	\$15,063.59	\$15,191.24

Property Accounts

7800100010080907

MAKE PAYMENT TO:

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND TX 77469-3623

Apply to Perdue, Brandon, Fielder, Collins & Mott, L.L.P. Account

(281) 341-3710

DUPLICATE TAX RECEIPT



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

Certified Owner:

BABA JAMIL FARAH
8 PALM MEADOW CT
SUGAR LAND, TX 77479-2560

Legal Description:

SWEETWATER SEC 10, BLOCK 1, LOT 8

Parcel Address: 8 PALM MEADOWS CT
Legal Acres: 0.0000

Remit Seq No: 35538283
Receipt Date: 07/19/2017
Deposit Date: 07/20/2017
Print Date: 08/07/2017 04:40 PM
Printed By: SOLEDADF

Deposit No: O170720X1
Validation No: 900000050009698
Account No: **7800-10-001-0080-907**
Operator Code: KIMH

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fec Paid	Total
2016	Fort Bend Isd	TL	793,890	1.340000	10,638.13	1,914.86	2,510.60	15,063.59
2016	City Of Sugar Land	TL	737,001	0.315950	2,328.55	419.14	412.15	3,159.84
2016	Fort Bend Co Drainage	TL	655,112	0.016000	104.82	18.87	24.74	148.43
2016	Fort Bend Co Gen Fnd	TL	655,112	0.458000	3,000.41	540.07	708.10	4,248.58
					\$16,071.91	\$2,892.94	\$3,655.59	\$22,620.44

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Check Number(s):
10204988

PAYMENT TYPE:

Checks: \$22,620.44

Exemptions on this property:

HOMESTEAD

Total Applied: \$22,620.44

Change Paid: \$0.00

PAYER:
SLS
8742 LUCENT BLVD STE 300
HIGHLANDS RANCH, CO 80129-2386

ACCOUNT PAID IN FULL

(281) 341-3710