

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

May 31, 2018

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

Jun Wang
JTD Land LLC
12803 Park One Drive
Sugar Land, TX 77478

Reference: Account Number: 0015-00-000-1635-907
Tax Year 2017, Precinct 3

Dear Mr. Wang:

The County has received your request sent on behalf of JTD Land LLC, 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 \$1,321.18 for penalties assessed on the referenced account for tax year 2017. 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 12, 2018 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 12, 2018, 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,

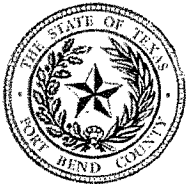
A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a horizontal line.

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 Heimann Circle
Richmond, TX 77469-3623

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

DATE: May 31, 2018

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 – Jun Wang: Account # 0015-00-000-1635-907, 2017 Tax Year; Legal Description: 0015 Brown & Belknap, Acres 1.24, Unrestricted Reserve "A", Block 1, Eastland Holdings; Mailing Address: 12803 Park One Drive, Sugar Land, TX 77478

Precinct 3

Jun Wang is requesting a waiver of penalty and interest for the 2017 tax year, stating that as a result of an error caused by the United States Postal Service, he did not receive his 2017 tax statement until 02/23/2018.

Tax Office Records and Research Indicate:

- June 1, 2017 – Special Warranty Deed filed with the Fort Bend County Clerk's Office listing Grantee's Mailing Address as: 12855 Capricorn Street, Stafford, Fort Bend County, Texas 77477
- November 27, 2017- 2017 Certified Statement mailed to: JTD Land LLC 12855 Capricorn St Stafford, TX 77477-3911. **This statement was not returned by the Post Office**
- February 20, 2018 – 2017 Reminder Notice was mailed to: JTD Land LLC 12855 Capricorn St Stafford, TX 77477-3911. **This statement was not returned by the Post Office**

- February 27, 2018 – Received payment for 2017 taxes from J-Tech Digital Inc. in the amount of \$20,195.29 including February 2018 penalty and interest.
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend ISD and 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 0015-00-000-1635-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$11,826.45	\$827.85	\$827.85
City of Sugar Land	\$2,845.69	\$199.20	\$199.20
FBC	\$4,201.97	\$294.13	\$294.13
Total	\$18,874.11	\$1,321.18	\$1321.18

Total Penalty and Interest: \$1,321.18

I do not recommend waiver of penalty, interest and collection fees for **2017** Tax Year. 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
MAR 26 2018

To: County Judge Robert E. Hebert (Fort Bend County Tax Assessor- Collector)

Subject: Request for Waiver of Penalty and Interest

Property Owner Name(s): JTD LAND LLC

Property Address: 12803 Park 1 Drive Sugar Land, TX 77478

Daytime Phone: \

Tax Account Number(s): 0015-00-000-1635-907

Year to be considered: 2017

Dear Judge Robert E. Hebert,

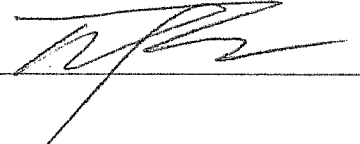
I am writing you to request an abatement of penalties in the amount of \$1,321.18 as assessed in the enclosed notice that is dated 02/15/2018.

I acknowledge and deeply apologize for my late payment. The late payment was a result of an error caused by the United States Postal Service. The payment statement was not received by us until 2/23/2018.

The sequence of events that led to my late payment is as follows:

1. The delinquency relates to a date prior to current ownership of the property; The JTD LAND LLC is a new company, we have bought the land on 6/1/2017. It was unclear who would pay the property tax and we did not receive any letters regarding tax information from the county.
2. The statement was not received until 2/23/2018. We were under the impression the statement would be mailed to us sooner but was delivered at a later date due to USPS.

I hereby request a waiver or refund of the penalties and/or interest that accrued on my property taxes based upon the information I have provided. I can provide any information or documents needed by the Tax Office to support my request. Thank you.

Date: 3/21/18 Signature: 

Sincerely,

Jun Wang CEO
JTD LAND LLC

12803 Park one drive

Sugar Land, TX 77478

E:

P:



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

FORT BEND COUNTY TAX OFFICE
(281) 341-3710
2017 REMINDER STATEMENT

Payments are processed by postmark date. Payment must be U.S. Legal Tender. 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

009460 000001

P7YUSS00109460
JTD LAND LLC
12855 CAPRICORN ST
STAFFORD TX 77477-3911

Account No: 0015-00-000-1635-907 Cad No: R31476 Legal Acres: 1.2400 Roll Code: REAL PROPERTY Parcel Address: 12803 PARK ONE DR Process Date: 02/15/2018

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description	
FORT BEND ISO	\$0	\$895,943	1.3200000	\$11,826.45	0015 BROWN & BELKNAP, ACRES 1.24, UNRESTRICTED RESERVE "A", BLOCK 4, EASTLAND HOLDINGS	
CITY OF SUGAR LAND	\$0	\$895,943	.31762000	\$2,845.69		
FORT BEND CO DRAINAGE	\$0	\$895,943	.01600000	\$143.35		
FORT BEND CO GEN FND	\$0	\$895,943	.45300000	\$4,058.62		
<div>PAST DUE</div>					Appraised Values	
					Land - Market Value	\$295,651
					Impr - Market Value	\$600,29
					Total Market Value	\$895,94
					Less Capped Mkt Value	\$0
					Appraised Value	\$895,94
					Exemptions/Details	
Page: 1 of 1						
Total Amount Due By January 31, 2018				\$18,874.11		
Payments Applied to 2017 Taxes				\$.00		
Amount Of 2017 Taxes Due If Paid By						
Penalties for Paying Late		Current Taxes	Delinquent Taxes	Total		
By February 28, 2018		\$20,195.29	\$0.00	\$20,195.29		
By March 31, 2018		\$20,572.78	\$0.00	\$20,572.78		

Please refer to back for additional information.
WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$864.94

DUPLICATE TAX RECEIPT



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

Certified Owner:

JTD LAND LLC
12855 CAPRICORN ST
STAFFORD, TX 77477-3911

Legal Description:

0015 BROWN & BELKNAP, ACRES 1.24,
UNRESTRICTED RESERVE "A", BLOCK 1,
EASTLAND HOLDINGS

Parcel Address: 12803 PARK ONE DR

Legal Acres: 1.2400

Remit Seq No: 37884787

Receipt Date: 02/27/2018

Deposit Date: 02/27/2018

Print Date: 05/25/2018 10:26 AM

Printed By: ROSEL

Deposit No: 0180227BK7

Validation No: 900000051511577

Account No: 0015-00-000-1635-907

Operator Code: YGONZALEZ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	895,943	1.320000	11,826.45	827.85	0.00	12,654.30
2017	City Of Sugar Land	TL	895,943	0.317620	2,845.69	199.20	0.00	3,044.89
2017	Fort Bend Co Drainage	TL	895,943	0.016000	143.35	10.03	0.00	153.38
2017	Fort Bend Co Gen Fnd	TL	895,943	0.453000	4,058.62	284.10	0.00	4,342.72
					\$18,874.11	\$1,321.18	\$0.00	\$20,195.29

Check Number(s):

2234

PAYMENT TYPE:

Checks:

\$20,195.29

Exemptions on this property:

Total Applied:

\$20,195.29

Change Paid:

\$0.00

PAYER:

J-TECH DIGITAL INC
12855 CAPRICORN ST
STAFFORD, TX 77477-3911

ACCOUNT PAID IN FULL

(281) 341-3710

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21.1.194