

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

June 4, 2018

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

Via Electronic Mail

Guangming Zhang & Lingrong Kong
3014 Colony Crossing Dr.
Sugar Land, TX 77479

Reference: Account Number: 1271-01-003-0340-907
Tax Year 2017, Precinct 4

Dear Mr. Zhang & Ms. Kong:

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 Fort Bend Independent School District and the City of Sugar Land which represents a total amount of \$626.61 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, James Patterson, prior to June 12, 2018, at telephone 281-980-2235 or by email at james.patterson@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

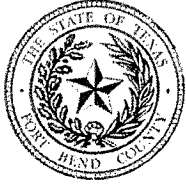
A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner James Patterson, Precinct No. 4

*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

JUN 04 2018

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: June 1, 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 – Guangming Zhang & Lingrong Kong: Account # 1271-01-003-0340-907, 2017 Tax Year; Legal Description: Austin Meadow Sec 1, Block 3, Lot 34; Mailing Address: 3014 Colony Crossing Drive, Sugar Land, TX 77479.

Precinct 4

Guangming Zhang & Lingrong Kong are requesting waiver of penalty and interest for 2017 tax year, stating the Tax Office mistakenly sent the 2017 property tax statement to the previous owner's email address which misled them in waiting for the statement and occurred a late payment fee.

Tax Office Records and Research Indicate:

- March 28, 2016 – Warranty Deed #2016031838 recorded owner Guangming Zhang & Lingrong Kong, 3014 Colony Crossing Drive, Sugar Land, TX 77479.
- November 23, 2016 – Received notification to expire e-statement request per previous owners Sara & Lee Hughes; however, request was not processed.
- November 22, 2017 – 2017 Certified Tax Statement was sent via e-statement to previous owner saralee.hughes@gmail.com in error.
- February 13, 2018 – The Fort Bend County Tax Office received correspondence from Guangming Zhang stating as of 2016 he is the new owner of this property. Stop e-statements to the previous owner.
- February 14, 2018 -- The Fort Bend County Tax Office received payment of \$9,578.26 (includes February Penalty and Interest).

- March 2, 2018 – Expired e-statement request for saralee hughes@gmail.com per new owner's request.
- March 6, 2018 – Tax office received a statement request from Guangming Zhang stating as of 2016 he is the new owner of this property. Also, please stop sending property tax statements to previous owner and mail the statement to Guangming Zhang, 3014 Colony Crossing Dr, Sugar Land, TX 77479.
- There is evidence of an error by the Fort Bend County Tax office.
- Fort Bend Independent School District 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 1271-01-003-0340-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$5,854.46	\$409.81	\$409.81
City of Sugar Land	\$1,339.30	\$93.75	\$93.75
FBC	\$1,757.89	\$123.05	\$123.05
Total	\$8,951.65	\$626.61	\$626.61

Total Penalty and Interest: \$626.61

I do recommend waiver of penalty and interest for **2017**. 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..."

UNTY JUD
RECEIVED

FEB 24 2018

Guangming Zhang & Lingrong Kong
3014 Colony Crossing Dr
Sugar Land, TX 77479
Cell:

Acc# 1271-01-003-0340-907

Feb. 19th, 2018

RE: Late Payments for 2017 Property Tax

Dear Mr. Robert,

As of 2016 we are the new owner of this property. We appreciate the time and effort for considering our application for refund for the late payment penalty for 2017 property tax.

We are writing this letter to explain why late payments were made to our 2017 property tax.

We feel sorry for Tax Office's mistake to send the 2017 property tax statement to the previous owner, which misled us waiting for the statement and late payment fee occurred.

We went to the Richmond Tax Office last week to check the reason for not receiving the statement. The officer Ms. Christina checked and told us the 2017 tax statement was sent to the previous owner by mistake for some contact information in the tax office systems remains unchanged. However, a later payment penalty and interest fee should be added. According to *Instructions for waiver of penalty and interest per section 33.011*, we already paid the account in full last week.

We always supposed we should receive a mail of 2017 property tax statement, with which we can go to tax office to pay for it as we did for 2016 tax. However, since Tax Office sent to previous owner, we could not receive it even today.

Besides, this is first property we own in our name since we moved to USA. We are new comer and have little experience about the property tax. Therefore, we did not know it made the late payment fee until we went to the Tax Office to check last week.

Thank you so much for considering the above reason and our application to refund the late payment fee!

Sincerely,
Guangming Zhang & Lingrong Kong

Guangming Zhang Lingrong Kong
2/19 2018 2/19 / 2018

TAX RECEIPT



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

Certified Owner:

ZHANG GUANGMING & LINGRONG KONG
3014 COLONY CROSSING DR
SUGAR LAND, TX 77479-3018

Legal Description:

AUSTIN MEADOW SEC 1, BLOCK 3, LOT 34

Parcel Address: 3014 COLONY CROSSING DR

Legal Acres: 0.0000

Remit Seq No: 37808796

Receipt Date: 02/14/2018

Deposit Date: 02/14/2018

Print Date: 02/14/2018 01:00 PM

Printed By: CHRISTINAG

Deposit No: 0180214AJ1

Validation No: 900000051401087

Account No: 1271-01-003-0340-907

Operator Code: CHRISTINAG

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	443,520	1.320000	5,854.46	409.81	0.00	6,264.27
2017	City Of Sugar Land	TL	421,668	0.317620	1,339.30	93.75	0.00	1,433.05
2017	Fort Bend Co Drainage	TL	374,816	0.016000	59.97	4.20	0.00	64.17
2017	Fort Bend Co Gen Fnd	TL	374,816	0.453000	1,697.92	118.85	0.00	1,816.77
					\$8,951.65	\$626.61	\$0.00	\$9,578.26

Check Number(s):

104

PAYMENT TYPE:

Checks:

\$9,578.26

Exemptions on this property:

HOMESTEAD

Total Applied:	\$9,578.26
Total Tendered:	\$9,578.26
(for accounts paid on 02/14/2018)	
Change Paid:	\$0.00

PAYER:

FANLAN RAN
3014 COLONY CROSSING DR
SUGAR LAND, TX 77479-3018

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

51.1.8

Guangming Zhang
3014 Colony Crossing Dr
Sugar Land TX 77479

Acct #1271-01-003-0340-907

As of 2016 I am the new owner of this property. Please stop e-statements to previous owner and please email me the statements at " "

Thank You

Guangming Zhang

Guangming Zhang

*This was signed on 2/14 2018 in Richmond
Tax office.*

DUPLICATE TAX RECEIPT



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

Certified Owner:

ZHANG GUANGMING & LINGRONG KONG
3014 COLONY CROSSING DR
SUGAR LAND, TX 77479-3018

Legal Description:

AUSTIN MEADOW SEC 1, BLOCK 3, LOT 34

Parcel Address: 3014 COLONY CROSSING DR
Legal Acres: 0.0000

Remit Seq No: 37808796

Receipt Date: 02/14/2018

Deposit Date: 02/14/2018

Print Date: 05/15/2018 08:23 AM

Printed By: RAQUELA

Deposit No: 0180214A11
Validation No: 900000051401087

Account No: **1271-01-003-0340-907**
Operator Code: CHRISTINAG

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	443,520	1.320000	5,854.46	409.81	0.00	6,264.27
2017	City Of Sugar Land	TL	421,668	0.317620	1,339.30	93.75	0.00	1,433.05
2017	Fort Bend Co Drainage	TL	374,816	0.016000	59.97	4.20	0.00	64.17
2017	Fort Bend Co Gen Fnd	TL	374,816	0.453000	1,697.92	118.85	0.00	1,816.77
					\$8,951.65	\$626.61	\$0.00	\$9,578.26

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Check Number(s):

104

PAYMENT TYPE:

Checks: \$9,578.26

Exemptions on this property:

HOMESTEAD

Total Applied: \$9,578.26

Change Paid: \$0.00

PAYER:

FANLAN RAN
3014 COLONY CROSSING DR
SUGAR LAND, TX 77479-3018

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1
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