



COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

July 12, 2018

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

Niels Giltrup
23123 San Nicholas Pl.
Katy, TX 77494

Reference: Account Number: 1274-05-001-0030-914
Tax Year 2017, Precinct 3

Dear Mr. Giltrup:

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 \$1,246.42 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, July 24, 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 July 24, 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", 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

JUL 10 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: July 10, 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 – Niels Giltrup: Account # 1274-05-001-0030-914, 2017 Tax Year;
Legal Description: Avalon at Seven Meadows Sec 5, Block 1, Lot 3; Mailing Address: 23123 San
Nicholas Pl, Katy, TX 77494-2507

Precinct 3

Niels Giltrup is requesting a waiver of penalty and interest for the 2017 tax year, stating the only time he received notice is when the Mortgage Company mailed him a letter notifying him that the taxes were delinquent.

Tax Office Records Indicate:

- November 14, 2017 – Copy of the Warranty Deed with Vendor's Lien filed on November 14, 2017 shows the Grantee as Niels Giltrup and Rikke Giltrup with the mailing address 23123 San Nicholas Pl, Katy, TX 77494.
- November 20, 2017 - 2017 Tax Statement for account # 1274-05-001-0030-914 was sent electronically to Wells Fargo Home Mortgage. 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."

- January 8, 2018 – 2017 December Name and Address Correction received from Fort Bend Central Appraisal District changing ownership to: Giltrup Niels & Rikke, 23123 San Nicholas Pl, Katy, TX 77494-2507. Due to a tax office error this correction was not processed until March 29, 2018.
- February 20, 2018 – 2017 Reminder Notice was mailed to Dao Khoa & Quynh N, 23123 San Nicholas Pl, Katy, TX 77494-2507. **This statement was returned by the Post Office with forwarding address.**
- March 1, 2018 – 2017 Current Statement was mailed to Dao Khoa & Quynh N (J), PO Box 4569, Houston, TX 77210-4569. **This statement was not returned by the Post Office.**
- March 28, 2018 – Niels Giltrup came into the office and made a payment of \$15,095.46 (including March penalty and interest).
- There is evidence of an error by the Fort Bend County Tax Office.
- 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 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 1274-05-001-0030-914:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$10,573.28	\$951.60	\$951.60
Fort Bend ESD # 2	\$566.18	\$50.96	\$50.96
FBC	\$2,709.58	\$243.86	\$243.86
Total	\$13,849.04	\$1,246.42	\$1,246.42

Total Penalty and Interest: \$1,246.42

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

CITY
RECEIVED

APR 02 2018

To:
County Judge Mr. Robert E. Hebert
401 Jackson
Richmond, Texas 77469-3110

March 28, 2018

Account number: 1274-05-001-0030-914

Tax year 2017.

Property address:
23123 San Nicholas Pl
Katy, Texas 77494

Dear Sir.

I hereby issue a request for waiver of penalty and Interest fee of \$1,246.42.

The property was purchased with closing date 11/10/2017. The Closing Disclosure was adjusted for unpaid County taxes for 2017 to be paid by buyer (Undersigned).
The reason for my request is that I not have receive any collection notice from the office of Fort Bend County Tax Assessor-Collector, and was of the understand that I would receive the collection notice when the tax was due for payment.

March 27, 2018 I received a letter by ordinary mail from the Mortgage Company, notifying me that delinquent real estate taxes remain unpaid.
This is the first and only notice regarding the outstanding Property Tax I have received.

I visited the office of Fort Bend County Tax Assessor-Collector in the morning March 28 and paid the property tax in full of \$13,849.04 and additional the penalty and Interest Fee of \$1,246.42.
At the office I was informed that the owner of the property still showed the sellers name, and that was why the collection notice not was send to me, but to the previous owner.
This can as well be seen in the TAX Receipt which is included in this letter.

To get the system updated with my name, I was advised, at the office of Fort Bend County Tax Assessor-Collector as well to visited Ford Bend Appraisal District Office which I did the same day. At the Ford Bend Appraisal District Office, I was informed that the system is updated by April 30 every year, and only after April 30, 2018 I will appear as owner of the property in the TAX system as well.

It has never been my intention not to pay the Property Tax in time, and kindly ask you to waive the penalty and interest Fee as I was acting in good faith and were awaiting a collection notice with payment details from office of Fort Bend County Tax Assessor-Collector.

Kind regards
Niels Giltrup
23123 San Nicholas Pl.
Katy, Texas 77494



TAX RECEIPT



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

Certified Owner:

DAO KHOA & QUYNH N
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

Legal Description:

AVALON AT SEVEN MEADOWS SEC 5, BLOCK 1,
LOT 3

Parcel Address: 23123 SAN NICHOLAS PL
Legal Acres: 0.0000

Deposit No: O180328BQ5
Validation No: 900000051769233
Account No: 1274-05-001-0030-914
Operator Code: AMBERJ

Remit Seq No: 38063663
Receipt Date: 03/28/2018
Deposit Date: 03/28/2018
Print Date: 03/28/2018 11:05 AM
Printed By: AMBERJ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Katy Isd	TL	697,170	1.516600	10,573.28	951.60	0.00	11,524.88
2017	Fort Bend Esd#2	TL	577,736	0.098000	566.18	50.96	0.00	617.14
2017	Fort Bend Co Drainage	TL	577,736	0.016000	92.44	8.32	0.00	100.76
2017	Fort Bend Co Gen Fnd	TL	577,736	0.453000	2,617.14	235.54	0.00	2,852.68
					\$13,849.04	\$1,246.42	\$0.00	\$15,095.46

> - -

- - <

Check Number(s):

1249

PAYMENT TYPE:

Checks:

\$15,095.46

Exemptions on this property:

HOMESTEAD

Total Applied: \$15,095.46
Total Tendered: \$15,095.46
(for accounts paid on 03/28/2018)
Change Paid: \$0.00

PAYER:

NIELS GILTRUP
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

51.1.8



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
PHONE NO. (281) 341-3710

Mail To:

DAO KHOA & QUYNH N
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

Legal Description:

AVALON AT SEVEN MEADOWS SEC 5, BLOCK 1,
LOT 3

Legal Acres: .0000

Parcel Address: 23123 SAN NICHOLAS PL

Account No: 1274-05-001-0030-914

CAD No: R332672

As of Date: 03/28/2018

Print Date: 03/28/2018 Printed By: AMBERJ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$217,350	\$504,820	\$722,170	\$722,170	\$0	\$722,170	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
KATY ISD	\$722,170	HOM	\$25,000	\$697,170	1.516600	\$10,573.28
FORT BEND ESD#2	\$722,170	HOM	\$144,434	\$577,736	0.098000	\$566.18
FORT BEND CO DRAINAGE	\$722,170	HOM	\$144,434	\$577,736	0.016000	\$92.44
FORT BEND CO GEN FND	\$722,170	HOM	\$144,434	\$577,736	0.453000	\$2,617.14

Total 2017 Tax: \$13,849.04
Total 2017 Levy Paid To Date: \$0.00
2017 Levy Due: \$13,849.04
Total 2017 Due: \$15,095.46

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:						Taxes become delinquent on February 01, 2018.	
03/31/2018 9%	04/30/2018 11%	05/31/2018 13%	06/30/2018 15%	07/31/2018 18%	08/31/2018 19%		
\$15,095.46	\$15,372.44	\$15,649.42	\$15,926.40	\$16,341.87	\$16,480.35		

School Information :

KATY ISD 2017 M&O 1.1466000 I&S .37000000 Total 1.5166000 2016 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 GOV PAY, NO FEE CHARGED FOR E-CHECK.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.1.50

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 03/28/2018

03/31/2018 9%	04/30/2018 11%	05/31/2018 13%	06/30/2018 15%	07/31/2018 18%	08/31/2018 19%
\$15,095.46	\$15,372.44	\$15,649.42	\$15,926.40	\$16,341.87	\$16,480.35

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



* 1 2 7 4 0 5 0 0 1 0 0 3 0 9 1 4 *

1274-05-001-0030-914
DAO KHOA & QUYNH N
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

AMOUNT PAID:

\$

000000R332672 047 0001509546 0001537244 0001564942 0001592640 0

DELINQUENT TAX STATEMENT DETAIL



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
 1317 EUGENE HELMANN CIRCLE
 RICHMOND, TEXAS 77469-3623
 (281) 341-3710

Mail To:

DAO KHOA & QUYNH N
 23123 SAN NICHOLAS PL
 KATY, TX 77494-2507

Legal Description:

AVALON AT SEVEN MEADOWS SEC 5, BLOCK 1,
 LOT 3

Account No: 1274-05-001-0030-914

As of Date: 03/28/2018

2017 Value: \$722,170
Appr. Dist. No.: R332672

Legal Acres: .0000

Parcel Address: 23123 SAN NICHOLAS PL

Print Date: 03/28/2018 Printed By: AMBERJ

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID BY March 31, 2018		IF PAID BY April 30, 2018		IF PAID BY May 31, 2018	
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2017	TL		1 2	02/18	\$10,573.28	\$951.60	\$11,524.88	\$1,163.06	\$11,736.34	\$1,374.53	\$11,947.81
	TL		1 34	02/18	\$566.18	\$50.96	\$617.14	\$62.28	\$628.46	\$73.60	\$639.78
	TL		1 78	02/18	\$92.44	\$8.32	\$100.76	\$10.17	\$102.61	\$12.02	\$104.46
	TL		1 79	02/18	\$2,617.14	\$235.54	\$2,852.68	\$287.89	\$2,905.03	\$340.23	\$2,957.37
Subtotals for 2017:					\$13,849.04	\$1,246.42	\$15,095.46	\$1,523.40	\$15,372.44	\$1,800.38	\$15,649.42
TOTAL AMOUNT DUE:					\$13,849.04	\$1,246.42	\$15,095.46	\$1,523.40	\$15,372.44	\$1,800.38	\$15,649.42

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 GOV PAY. 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.

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.

Print Date: 03/28/2018

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



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

Appr. Dist. No.: R332672



* 1 2 7 4 0 5 0 0 1 0 0 3 0 9 1 4 *

1274-05-001-0030-914

DAO KHOA & QUYNH N
 23123 SAN NICHOLAS PL
 KATY, TX 77494-2507

If Paid By	Amount Due
March 31, 2018	\$15,095.46
April 30, 2018	\$15,372.44
May 31, 2018	\$15,649.42
Amount Paid: \$	

000000R332672 047 0001507546 0001537244 0001564942 0000000000 5

DUPLICATE TAX RECEIPT



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

Certified Owner:

DAO KHOA & QUYNH N
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

Legal Description:

AVALON AT SEVEN MEADOWS SEC 5, BLOCK 1,
LOT 3

Parcel Address: 23123 SAN NICHOLAS PL
Legal Acres: 0.0000

Remit Seq No: 38063663

Receipt Date: 03/28/2018

Deposit Date: 03/28/2018

Print Date: 05/29/2018 04:10 PM

Printed By: LORIMA

Deposit No: 0180328BQ5
Validation No: 900000051769233

Account No: 1274-05-001-0030-914

Operator Code: AMBERJ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Katy lsd	TL	697,170	1.516600	10,573.28	951.60	0.00	11,524.88
2017	Fort Bend Esc#2	TL	577,736	0.098000	566.18	50.96	0.00	617.14
2017	Fort Bend Co Drainage	TL	577,736	0.016000	92.44	8.32	0.00	100.76
2017	Fort Bend Co Gen Fnd	TL	577,736	0.453000	2,617.14	235.54	0.00	2,852.68
					\$13,849.04	\$1,246.42	\$0.00	\$15,095.46

> - -

- - <

Check Number(s):

1249

PAYMENT TYPE:

Checks:

\$15,095.46

Exemptions on this property:

HOMESTEAD

Total Applied:

\$15,095.46

Change Paid:

\$0.00

PAYER:

NIELS GILTRUP
23123 SAN NICHOLAS PL
KATY, TX 77494-2507

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

21.1.194