

**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

July 12, 2018

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

Weiliang Zhou  
3214 Summer Bay Drive  
Sugar Land, TX 77478

Reference: Account Number: 2853-03-001-0390-907  
Tax Year 2017, Precinct 4

Dear Mr. Zhou:

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 \$600.13 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, 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, James Patterson, prior to July 24, 2018, at telephone 281-980-2235 or by email at [james.patterson@fortbendcountytexas.gov](mailto:james.patterson@fortbendcountytexas.gov), to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

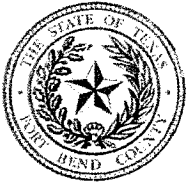
A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

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

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 11, 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 – Zhou, WeiLiang: Account #2853-03-001-0390-907, 2017  
Tax Year; Legal Description: Edgewater Sec 3, Block 1, Lot 39

### Precinct 4

Zhou, WeiLiang is requesting waiver of penalty and interest for the 2017 tax year, stating the 2017 tax statement was under the previous owner's name and address and he did not receive a tax statement.

### Tax Office Records Indicate:

- November 15, 2017 – General Warranty Deed filed with the Fort Bend County Clerk's Office listing Grantee: Weiliang Zhou and Shaojuan Luo mailing address: 10811 Richmond Ave #54, Houston, TX 77042.
- November 27, 2017 – 2017 – Certified Statement for account #2853-03-001-0390-907 was mailed to Mehrzai Mohammad Jan & Galina, 3214 Summer Bay Dr., Sugar Land, TX 77478-4452. **The statement was not returned by the Post Office.**
- December 18, 2017 – 2017 1<sup>st</sup> Mailer returned by the Post Office and marked as **Return to Sender Not Deliverable as Addressed Unable to Forward.**

- January 8, 2018 – 2017 December Name and Address Correction received from Fort Bend Central Appraisal District changing ownership to: Zhou Weiliang & Shaojuan Luo, 10811 Richmond Ave, Apt 54, Houston, TX 77042-4766. Due to a tax office error, this correction was not processed until March 29, 2018.
- February 20, 2018 – 2017 Reminder Notice mailed to: Mehrzai Mohammad Jan & Galina, 3214 Summer Bay Dr, Sugar Land, TX 77478-4452.
- March 23, 2018 – Tax Office received payment from Weiliang Zhou for 2017 Taxes in the amount of \$7,268.22 including March 2018 penalty and interest.
- There is evidence of an error by 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 allows 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 2853-03-001-0390-907:**

**2017 Tax Year**

| <b>Tax Unit</b>    | <b>Base</b>       | <b>Penalty &amp; Interest</b> |  | <b>Total Waiver Request</b> |
|--------------------|-------------------|-------------------------------|--|-----------------------------|
| Fort Bend ISD      | \$4,332.90        | \$389.96                      |  | \$389.96                    |
| City of Sugar Land | \$1,009.79        | \$90.88                       |  | \$90.88                     |
| FBC                | \$1,325.40        | \$119.29                      |  | \$119.29                    |
| <b>TOTAL</b>       | <b>\$6,658.09</b> | <b>\$600.13</b>               |  | <b>\$600.13</b>             |

**Total Penalty & Interest: \$600.13**

I do recommend waiver of penalty and interest 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..."

Weiliang Zhou  
3214 Summer Bay Dr  
Sugarland, TX 77478-4452  
03/25/2018

County Judge  
Received

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

APR 09 2018

Dear County Judge Robert E. Hebert:

I am writing to request the waiver of penalty, interest and collection fees. This is regarding the property describe as below:

Account Number = 2853-03-001-0390-907

Legal Description = Edgewater Sec 3, Block 1, Lot 39

Year in question – 2017

Tax Payer Mailing Address: 3214 Summer Bay Dr, Sugarland, TX 77478-4452

Reason: The Tax Bill was under the previous owner's name and never received by me.

Please also review the attached evidence of payment paid in full and the previous tax bill reflecting the previous owners, Mehrzai Mohammad Jan & Galina

Sincerely,

Weiliang Zhou



Enclosure

# TAX RECEIPT



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

**Certified Owner:**

MEHRZAI MOHAMMAD JAN & GALINA  
3214 SUMMER BAY DR  
SUGAR LAND, TX 77478-4452

**Legal Description:**

EDGEWATER SEC 3, BLOCK 1, LOT 39

Parcel Address: 3214 SUMMER BAY DR

Legal Acres: 0.0000

Deposit No: O180323Q6  
Validation No: 900000051733109

Account No: 2853-03-001-0390-907

Operator Code: TAMICAB

Remit Seq No: 38038499

Receipt Date: 03/23/2018

Deposit Date: 03/23/2018

Print Date: 03/23/2018 11:01 AM

Printed By: TAMICAB

| Year | Tax Unit Name         | Rec Type | Tax Value | Tax Rate | Levy Paid  | P&I      | Coll Fce Paid | Total      |
|------|-----------------------|----------|-----------|----------|------------|----------|---------------|------------|
| 2017 | Fort Bend Isd         | TL       | 328,250   | 1.320000 | 4,332.90   | 389.96   | 0.00          | 4,722.86   |
| 2017 | City Of Sugar Land    | TL       | 317,925   | 0.317620 | 1,009.79   | 90.88    | 0.00          | 1,100.67   |
| 2017 | Fort Bend Co Drainage | TL       | 282,600   | 0.016000 | 45.22      | 4.07     | 0.00          | 49.29      |
| 2017 | Fort Bend Co Gen Fnd  | TL       | 282,600   | 0.453000 | 1,280.18   | 115.22   | 0.00          | 1,395.40   |
|      |                       |          |           |          | \$6,668.09 | \$600.13 | \$0.00        | \$7,268.22 |

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**Check Number(s):**

01

**PAYMENT TYPE:**

Checks:

\$7,268.22

**Exemptions on this property:**

HOMESTEAD

Total Applied: \$7,268.22  
Total Tendered: \$7,268.22  
(for accounts paid on 03/23/2018)  
Change Paid: \$0.00

**PAYER:**

WEILIANG ZHOU  
3214 SUMMER BAY DR  
SUGAR LAND, TX 77478-4452

ACCOUNT PAID IN FULL

(281) 341-3710

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51.1.8

# DELINQUENT TAX STATEMENT DETAIL



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

Mail To:

MEHRZAI MOHAMMAD JAN & GALINA  
3214 SUMMER BAY DR  
SUGAR LAND, TX 77478-4452

Legal Description:

EDGEWATER SEC 3, BLOCK 1, LOT 39

Account No: 2853-03-001-0390-907

As of Date: 03/23/2018

2017 Value: \$353,250  
Appr. Dist. No.: R184045

Legal Acres: .0000

Parcel Address: 3214 SUMMER BAY DR

Print Date: 03/23/2018 Printed By: TAMICAB

| Year                 | Rec Type | Receipt | Tax Units | Delinq. Date MM/YY | Remaining Levy | IF PAID BY<br>March 31, 2018 |            | IF PAID BY<br>April 30, 2018 |            | IF PAID BY<br>May 31, 2018 |            |
|----------------------|----------|---------|-----------|--------------------|----------------|------------------------------|------------|------------------------------|------------|----------------------------|------------|
|                      |          |         |           |                    |                | Penalty Interest             | Total      | Penalty Interest             | Total      | Penalty Interest           | Total      |
| 2017                 | TL       |         | 1         | 02/18              | \$4,332.90     | \$389.96                     | \$4,722.86 | \$476.62                     | \$4,809.52 | \$563.28                   | \$4,896.18 |
|                      | TL       |         | 1         | 02/18              | \$1,009.79     | \$90.88                      | \$1,100.67 | \$111.08                     | \$1,120.87 | \$131.27                   | \$1,141.06 |
|                      | TL       |         | 1         | 02/18              | \$45.22        | \$4.07                       | \$49.29    | \$4.97                       | \$50.19    | \$5.88                     | \$51.10    |
|                      | TL       |         | 1         | 02/18              | \$1,280.18     | \$115.22                     | \$1,395.40 | \$140.82                     | \$1,421.00 | \$166.42                   | \$1,446.60 |
| Subtotals for 2017 : |          |         |           |                    | \$6,668.09     | \$600.13                     | \$7,268.22 | \$733.49                     | \$7,401.58 | \$866.85                   | \$7,534.94 |
| TOTAL AMOUNT DUE:    |          |         |           |                    | \$6,668.09     | \$600.13                     | \$7,268.22 | \$733.49                     | \$7,401.58 | \$866.85                   | \$7,534.94 |

Tax Unit Codes:

1 FORT BEND ISD    7 CITY OF SUGAR LAND    78 FORT BEND CO DRAINAGE    79 FORT BEND CO GEN FND

**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.**

# DUPLICATE TAX RECEIPT



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

**Certified Owner:**

MEHRZAI MOHAMMAD JAN & GALINA  
3214 SUMMER BAY DR  
SUGAR LAND, TX 77478-4452

**Legal Description:**

EDGEWATER SEC 3, BLOCK 1, LOT 39

Parcel Address: 3214 SUMMER BAY DR  
Legal Acres: 0.0000

Remit Seq No: 38038499

Receipt Date: 03/23/2018

Deposit Date: 03/23/2018

Print Date: 06/01/2018 09:42 AM

Printed By: ROSEL

Deposit No: 0180323Q6  
Validation No: 900000051733109

Account No: 2853-03-001-0390-907

Operator Code: TAMICAB

| Year | Tax Unit Name         | Rec Type | Tax Value | Tax Rate | Levy Paid  | P&I      | Coll Fee Paid | Total      |
|------|-----------------------|----------|-----------|----------|------------|----------|---------------|------------|
| 2017 | Fort Bend Isd         | TL       | 328,250   | 1.320000 | 4,332.90   | 389.96   | 0.00          | 4,722.86   |
| 2017 | City Of Sugar Land    | TL       | 317,925   | 0.317620 | 1,009.79   | 90.88    | 0.00          | 1,100.67   |
| 2017 | Fort Bend Co Drainage | TL       | 282,600   | 0.016000 | 45.22      | 4.07     | 0.00          | 49.29      |
| 2017 | Fort Bend Co Gen Fnd  | TL       | 282,600   | 0.453000 | 1,280.18   | 115.22   | 0.00          | 1,395.40   |
|      |                       |          |           |          | \$6,668.09 | \$600.13 | \$0.00        | \$7,268.22 |

**Check Number(s):**

01

**PAYMENT TYPE:**

Checks: \$7,268.22

**Exemptions on this property:**

HOMESTEAD

Total Applied: \$7,268.22

Change Paid: \$0.00

**PAYER:**

WEILIANG ZHOU  
3214 SUMMER BAY DR  
SUGAR LAND, TX 77478-445

ACCOUNT PAID IN FULL

(281) 341-3710

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