

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

October 11, 2018

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

Areemit Nukrit & Yuk Ching Poon
146 Monarch Trl
Sugar Land, TX 77498

Reference: Account Number: 2756-92-002-0060-907
Tax Year 2017, Precinct 4

Dear Sir/Madam:

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 \$1,113.08 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, October 23, 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 October 23, 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,

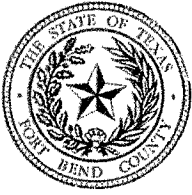
A handwritten signature in black ink that reads "Robert E. Hebert".

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

RECORDED
OCT 6 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@fortbendcountytx.gov
www.fortbendcountytx.gov

DATE: October 3, 2018

TO: County Judge Robert E. Hebert
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner James Patterson
County Attorney Roy Cordes

FROM: Tammy Staton T.S.
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Areemit Nukrit & Yuk Ching Poon: Account # 2756-92-002-0060-907, 2017 Tax Year; Legal Description: Crown Garden at Imperial Sec 2B, Block 2, Lot 6; Mailing address: 146 Monarch Trl, Sugar Land, TX 77498

Precinct 4

Areemit Nukrit & Yuk Ching Poon are requesting a waiver of penalty and interest for the 2017 tax year, stating they never received the 2017 tax statement because of an incomplete property address in our system.

Tax Office records and research indicate:

- July 21, 2017 – Special Warranty Deed #2017081022 did not state the Grantee's mailing address.
- August 10, 2017 – The Fort Bend Central Appraisal District processed the deed but the mailing address was not listed.
- February 20, 2018 – 2017 Reminder Statement was mailed to Areemit Nukrit & Yuk Ching Poon with no mailing address. Tax office has no record of tax statement being returned.

- May 23, 2018 – 2017 33.07 Notice was mailed to Areemit Nukrit & Yuk Ching Poon with no mailing address. **This statement was returned by the Post Office, stating “Not Deliverable as Addressed, Unable to Forward”.**
- June 21, 2018 – The tax office received and processed the 2018 May Name/Address Change. Tax Statement was mailed Areemit Nukrit & Yuk Ching Poon, 146 Monarch Trl, Sugar Land, TX 77498-2522. The Fort Bend Central Appraisal District obtained this address from a Homestead application. **This statement was not returned by the Post Office.**
- June 28, 2018 – The Fort Bend County Tax Office received payment of \$8,533.65 (includes June Penalty and Interest).
- There is no evidence of an error by the Fort Bend County Tax Office or the Fort Bend Central Appraisal District.
- 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 2756-92-002-0060-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$4,649.70	\$697.46	\$697.46
City of Sugar Land	\$1,118.82	\$167.82	\$167.82
FBC	\$1,652.05	\$247.80	\$247.80
Total	\$7,420.57	\$1,113.08	\$1,113.08

Total Penalty and Interest: \$1,113.08

I **do not** 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...”

Areemit Nukrit & Yuk Ching Poon
146 Monarch Trl., Sugar Land, TX 77498

JUL 12 2018

July 6th, 2018

Quick Ref: R458396

Account#: 2756-92-002-0060-907

Legal Description: Crown Garden At Imperial Sec 2B, Block 2, Lot 6

Tax Year: 2017

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

Dear Sir/Madam:

Subject: Request for Wavier of Penalty and Interest

We would like to request for wavier of penalty and interest on our 2017 county taxes. We already submitted the full payment with interest on 6/27/2018. (Total 2017 Tax: \$7,420.57 + Interest/Penalty \$1,113.08 = \$8,533.65)

The reason is that we never received a 2017 tax statement because of an incomplete property address in your system. We just purchased this property on 7/19/2017, and this property is located in a new subdivision. In May 2018, we realized that we never received a notice of appraised value for property tax purposes (Tax Year 2018) from Fort Vend Central Appraisal District. We tried to check our public record on the website www.fbcad.org, but we couldn't find our address. We had to search by using our name, but the address shown on the system was "Monarch Trl., Sugar Land TX 77498" only; a **STREET NUMBER** was missing. We personally went to the Fort Bend Central Appraisal District to have the information corrected on 5/14/2018, and that was how we just received the 2017 Tax Statement from Fort Bend County Tax Assessor on 6/27/2018. And this was the FIRST tax statement we received from Fort Bend County Tax Assessor. We didn't raise a question why we didn't receive 2017 tax statement because we thought the title company already included the property tax of 2017 during closing when we purchased the house on 7/19/2017.

Please see attached proof of the record which was missing a street number on the property Situs Address. We really appreciate if you can accept our waiver request because we didn't intent to pay late. If there're any other requests you need from us, please feel free to contact us.

We look forward to receiving your response soon. Thank you very much!

Sincerely yours,



Areemit Nukrit & Yuk Ching Poon

PROOT #1

Missing Street number

Property R458396 AREEMIT NUKRIT & YUK CHING POON Property Address MONARCH TRL, SUGAR LAND, TX 77498 2018 Assessed Value \$610,330

2018 GENERAL INFORMATION

Property Status Active
 Property Type Real Residential
 Legal Description Crown Garden At Imperial Sec 2B, BLOCK 2, Lot 6
 Neighborhood Quiet Cove/Silent Manor/Point @ Imperial
 Account 2756-92-002-0060-907
 Map Number Z-055, Z-068

2018 VALUE INFORMATION

Improvement Homesite Value \$460,330
 Improvement Non-Homesite Value \$0
 Total Improvement Market Value \$460,330
 Land Homesite Value \$0
 Land Non-Homesite Value \$150,000
 Land Agricultural Market Value \$0
 Total Land Market Value \$150,000
 Total Market Value \$610,330
 Agricultural Use \$0
 Total Appraised Value \$610,330
 Homestead Cap Loss -\$0
 Total Assessed Value \$610,330

2018 OWNER INFORMATION

Owner Name Areemit Nukrit & Yuk Ching Poon
 Owner ID O0689220
 Exemptions
 Percent Ownership 100%
 Mailing Address -
 Agent -

2018 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C21- City of Sugar Land		\$0	\$610,330	0.31762	0
CAD- Fort Bend Central Appraisal District		\$0	\$610,330	0	0
D01- Ft Bend Drainage		\$0	\$610,330	0.016	0
G01- Ft Bend Co Gen		\$0	\$610,330	0.453	0
M244- Imperial Redevelopment District		\$0	\$610,330	1.1	0
S07- Ft Bend ISD		\$0	\$610,330	1.32	0
T203- Imperial TIRZ		\$0	\$610,330	0	0
TOTALS				3.20662	

2018 IMPROVEMENTS

v Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family Houses	Yes	4,604 Sq Ft	\$460,330

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2016	3,029	\$297,870	v Details
2	Main Area 2nd Story	2016	1,575	\$137,560	v Details
3	Attached Garage	2016	522	\$20,890	v Details
4	Open Porch	2016	44	\$580	v Details
5	Open Porch	2016	262	\$3,430	v Details

2018 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	LAND SIZE
1 - Residential Interior	A1 - Residential Single Family Houses	No	\$150,000	\$0	10,995 Sq. ft
TOTALS					10,995 Sq. ft / 0.252410 acres

VALUE HISTORY

YEAR IMPROVEMENT LAND MARKET AG MARKET AG LOSS APPRAISED HS CAP LOSS ASSESSED

2017	\$235,250	\$117,000	\$352,250	\$0	\$0	\$352,250	\$0	\$352,250
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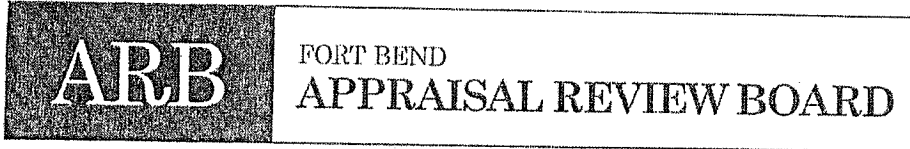
SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/19/2017	Meritage Homes of Texas LLC	Areemit Nukrit & Yuk Ching Poon	2017081022	
8/5/2016	CDCG 3 MTH Imperial LP	Meritage Homes of Texas LLC	2016086920	
6/16/2016	CDCG 3 MTH Imperial LP	-	Slide 20160147	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information said or implied.

Proof # 2



2801 B.F. Terry Blvd. | Rosenberg, Texas 77471-5600
Telephone: 281-344-8623 | Fax: 281-344-8632

May 14, 2018

Arcemitt Nukrit & Yuk Ching Poon

The hearing date given below is for a Formal Hearing only.

Notice of Protest Hearing for Tax Year 2018

A formal hearing has been scheduled in response to the notice of protest filed for the account(s) referenced below. It is important that you appear at your hearing, at the date and time scheduled. Failure to appear may result in dismissal of your protest and may jeopardize other rights to which you may otherwise be entitled.

Quick Ref	Representing	Situs	Case #	Hearing Date	Hearing Time
R458396	Arcemitt Nukrit & Yuk Ching Poon	Monarch TRL Sugar Land TX 77498	F-708360-2018	07/09/2018	10:00 AM

Protest by Affidavit

If you do not want to attend the hearing, the law allows you to submit your evidence in the form of a sworn affidavit.

The property owner must attest to the affidavit before a Notary Public or an officer authorized to administer oaths. The affidavit must state whether or not you intend to appear at the hearing and must be submitted to the Appraisal Review Board (ARB) before it begins the hearing on the protest. By submitting an affidavit, you do not waive the right to appear in person at the protest hearing.

The ARB may consider the affidavit only if you do not appear at the hearing in person.

Appointing Representation

You may have a representative or agent appear for you; this person must have written authorization to represent you. The authorization form must be recently signed by you and must be filed at or before the hearing on the protest. If you have a friend or family member represent you, please have the authorization letter notarized.

Postponement Request

On request made to the ARB before the date of the hearing, a property owner who has not designated an agent under Section 1.111 to represent them at the hearing is entitled to one postponement of the scheduled hearing to a later date, without having to show cause. The postponement request must be submitted in writing in order for the ARB to consider it.

A property owner who has not designated an agent under Section 1.111 is also entitled to a postponement if a scheduled hearing has not commenced within two hours of the time initially set for the hearing.

Property Tax Code Chapter 41

The Tax Code includes specific provisions regarding your legal rights and responsibilities with regard to protest hearings, in addition to those mentioned above. You should carefully read the Texas Tax Code Chapter 41 for more information.

Property Owners with Disabilities

If you require accommodations due to a disability, please contact the Fort Bend Central Appraisal District @ 281-344-8623.



FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600
Phone (281) 344-8623 | Fax (281) 344-8632

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www.fbcaad.org

INFORMAL HEARING SHEET



Date/Time: 5/14/2018 4:32 PM
R# R458396
Account# 2756-92-002-0060-907
Owner Name: AreemIt Nukrit & Yuk Ching Poon
Agent:

Telephone # _____

Please check all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law.

- Value is over market value.
- Value is unequal compared with other properties.
- Property should not be taxed in _____ (name of taxing unit)
- Failure to send required notice. _____ (type)
- Exemption was denied, modified or cancelled.
- Change in use of land appraised as ag-use, open-space or timber land.
- Ag-use, open-space or other special appraisal was denied, modified or cancelled.
- Owner's name is incorrect.
- Property should not be taxed in this appraisal district or in one or more taxing units.
- Other: split wrong

Signature of Property Owner/ Agent: _____

[Signature]

Date: 5-14-2018

Printed Name of Property Owner/ Agent: _____

Nukrit AreemIt

PROBLEM CONCERNS:

Residential Imp. Commercial Imp. _____ Land _____ Personal Property _____

Proposed 2018 Values:	Interview Adjustments:
Imp HS:\$460,330	Imp HS _____
Imp NHS:\$0	Imp NHS _____
Land HS:\$0	Land HS _____
Land NHS:\$150,000	Land NHS _____
Ag Market:\$0	AG. Mkt. _____
Ag Use: \$0	AG. Use _____
Personal: \$0	Personal _____
Market Value:\$610,330	Market Value _____

Appraiser Signature: *[Signature]*

Printed Name of Appraiser: T Jefferson Stone

PROPERTY OWNER: I do not accept the proposed values as indicated above and request a Formal Hearing with the Fort Bend Central Appraisal District Board of Review.

Signature of Property Owner/ Agent: _____

[Signature]

Date: 5-14-2018

Printed Name of Property Owner/ Agent: _____

Nukrit AreemIt

PROPERTY OWNER/AGENT: I acknowledge that all matters related to the property described above have been settled to my satisfaction. I further acknowledge that I have authority to enter into this agreement. I hereby waive my right to any further proceeding in this matter, any claim for exemptions other than those already granted for the tax year or any other actions under Chapter 41 or Chapter 25 or the Property Tax Code.

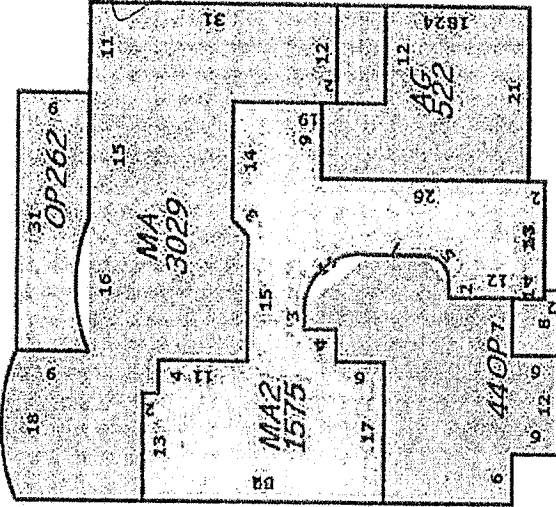
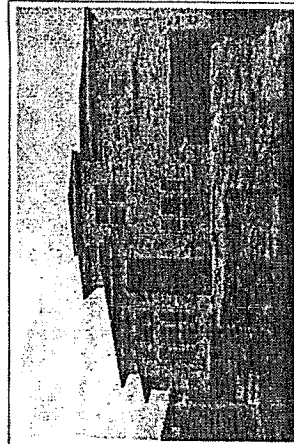
Signature of Property Owner/ Agent: _____

Date: _____

Printed Name of Property Owner/ Agent: _____

Date: _____

Property ID and Legal Description R4358396 2755-92-002-0060-907 Crown Garden At Imperial Sec 2B, BLOCK 2, Lot 6		Tax Year: 2018		Owner Information Areamit Nukrit & Yuk Ching Poon (O0689220)		Last Inspected 10/16/2017 (JC)		Market Value \$610,330		Card # 05/14/2018		Map ID Z-065, Z-068	
Property Situs Address KONARICH TRIL, Sugar Land, TX 77498		Links Property R435607 - 0032-00-000-1120-907		Access A		Other Other		Assessed Value \$610,330		Card Printed 05/14/2018		Comments	
Neighborhood 3370		Exemptions/Spec. Vols		Int. Finish SR		Roof Style GH, CS		Perimeter 3,029		Ph % 100		Eco % 100	
Taxing Unit Information C21:D01:F01:S01:M244:S07:T203		Utilities A		Rooms 3		Bedrooms 4		Yr. Bilt / Act-Eff 2016-2016		Fnc % 100		Fnc % 100	
Topography		Foundation CS		Fireplaces ASG		Flooding CR, CT		Unit Price 93.85		% Gd 99		Cond 4	
Const Style CV		Ext. Finish BV		ASG		Book / Instrument 2017081022		93.85		2016-2016		4	
Heat/A/C CHA		Plumbing 4		ASG		2016086920		43.00		2016-2016		4	
Date 07/19/2017		Price		Seller Meritage Homes of Texas LLC		Slide 20160147		14.08		2016-2016		4	
Sales History 08/05/2016				CDCG 3 MTH Imperial LP				14.08		2016-2016		4	



Type	Description	ST Cd, HS, Type	Class	Area	Area Factor	Adjusted Area	Perimeter	Unit Price	Yr. Bilt / Act-Eff	Cond	% Gd	Ph %	Eco %	Fnc %	% Cmp	Value
MA	Main Area	A1 Y RMS	RVG2-	3,029		3,029		93.85	2016-2016	4	99	100	100	100		297,870
MA2	Main Area 2nd Story	A1 Y RMS	RVG2-	1,575		1,575		93.85	2016-2016	4	99	100	100	100		137,660
AG	Attached Garage	A1 Y RMS	RVG2-	522		522		43.00	2016-2016	4	99	100	100	100		20,890
OP	Open Porch	A1 Y RMS	RVG2-	44		44		14.08	2016-2016	4	99	100	100	100		580
OP	Open Porch	A1 Y RMS	RVG2-	262		262		14.08	2016-2016	4	99	100	100	100		3,430
TOTAL															450,330	

Type	Description	Table	ST Cd	HS	Meth	Area	Unit Price	Func %	Econ %	Adj %	Market Value	Ag Tbl	Meth	Ag Unit Pr	Ag Value
RI	Residential Interior	LT-8129-70RI	A1	N	LT	10,995.0000	150,000.00	100	100	100.00	150,000			0.00	0
TOTAL															150,000
EFF. ACRES 0.0000															
TOTAL															0

Property ID and Legal Description: R4358396, 2755-92-002-0060-907, Crown Garden At Imperial Sec 2B, BLOCK 2, Lot 6

Property Situs Address: KONARICH TRIL, Sugar Land, TX 77498

Links Property: R435607 - 0032-00-000-1120-907

Neighborhood: 3370

Taxing Unit Information: C21:D01:F01:S01:M244:S07:T203

Topography: A

Utilities: A

Access: A

Other: Other

Const Style: CV

Ext. Finish: BV

Fireplaces: ASG

Foundation: CS

Int. Finish: SR

Roof Style: GH, CS

Flooding: CR, CT

Heat/A/C: CHA

Plumbing: 4

Rooms: 3

Bedrooms: 4

Date: 07/19/2017

Price:

Seller: Meritage Homes of Texas LLC

Book / Instrument: 2017081022

08/05/2016

CDCG 3 MTH Imperial LP

2016086920

CDCG 3 MTH Imperial LP

Slide 20160147

Improvements:

Area Factor: 3,029

Adjusted Area: 3,029

Perimeter: 3,029

Unit Price: 93.85

Yr. Bilt / Act-Eff: 2016-2016

Cond: 4

% Gd: 99

Ph %: 100

Eco %: 100

Fnc %: 100

% Cmp: 100

Value: 297,870

Area Factor: 1,575

Adjusted Area: 1,575

Perimeter: 1,575

Unit Price: 93.85

Yr. Bilt / Act-Eff: 2016-2016

Cond: 4

% Gd: 99

Ph %: 100

Eco %: 100

Fnc %: 100

% Cmp: 100

Value: 137,660

Area Factor: 522

Adjusted Area: 522

Perimeter: 522

Unit Price: 43.00

Yr. Bilt / Act-Eff: 2016-2016

Cond: 4

% Gd: 99

Ph %: 100

Eco %: 100

Fnc %: 100

% Cmp: 100

Value: 20,890

Area Factor: 44

Adjusted Area: 44

Perimeter: 44

Unit Price: 14.08

Yr. Bilt / Act-Eff: 2016-2016

Cond: 4

% Gd: 99

Ph %: 100

Eco %: 100

Fnc %: 100

% Cmp: 100

Value: 580

Area Factor: 262

Adjusted Area: 262

Perimeter: 262

Unit Price: 14.08

Yr. Bilt / Act-Eff: 2016-2016

Cond: 4

% Gd: 99

Ph %: 100

Eco %: 100

Fnc %: 100

% Cmp: 100

Value: 3,430

TOTAL: 450,330

Land Information:

Table: LT-8129-70RI

ST Cd: A1

HS: N

Meth: LT

Area: 10,995.0000

Unit Price: 150,000.00

Func %: 100

Econ %: 100

Adj %: 100.00

Market Value: 150,000

Ag Tbl: 0

Meth: 0.00

Ag Unit Pr: 0

Ag Value: 0

TOTAL: 150,000

EFF. ACRES 0.0000

TOTAL: 0

DUPLICATE TAX RECEIPT



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

Certified Owner:

AREEMIT NUKRIT & YUK CHING POON
146 MONARCH TRL
SUGAR LAND, TX 77498-2522

Legal Description:

CROWN GARDEN AT IMPERIAL SEC 2B, BLOCK
2, LOT 6

Parcel Address: MONARCH TRL
Legal Acres: 0.0000

Remit Seq No: 38414485
Receipt Date: 06/28/2018
Deposit Date: 06/29/2018
Print Date: 07/20/2018 12:13 PM
Printed By: RAQUELA

Deposit No: L180629
Validation No: 2
Account No: 2756-92-002-0060-907
Operator Code: VEGA

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, City Of Sugar Land, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, and a total row.

> - -

- - <

Check Number(s):
002423

PAYMENT TYPE:

Checks: \$8,533.65

Exemptions on this property:

Total Applied: \$8,533.65

Change Paid: \$0.00

PAYER:
AREEMIT NUKRIT & YUK CHING POON
146 MONARCH TRL
SUGAR LAND, TX 77498-2522

ACCOUNT PAID IN FULL