

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

October 11, 2018

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

Norman Lachmansingh
9421 Thompson Lake Dr.
Missouri City, TX 77459

Reference: Account Number: 8126-03-003-0140-907
Tax Year 2017, Precinct 1

Dear Mr. Lachmansingh:

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 which represents a total amount of \$172.90 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, Vincent Morales, prior to October 23, 2018, at telephone 281-344-9400 or by email at vincent.moralesjr@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

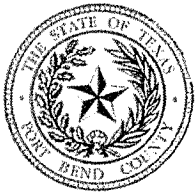
A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Vincent Morales, Precinct No. 1

*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: October 4, 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 – Audrey & Norman Lachmansingh: Account # 8126-03-003-0140-907, 2017 Tax Year; Legal Description: Sienna Point Sec 3, Block 3, Lot 14, Acres 2.101; Mailing address: 9421 Thompson Lake Dr, Missouri City, TX 77459.

Precinct 1

Norman Lachmansingh is requesting a waiver of penalty and interest for the 2017 tax year, stating he never received his bill in December 2017.

Tax Office records and research indicate:

- September 20, 2006 – General Warranty Deed #2006118111 recorded owner Norman Lachmansingh & Audrey Lachmansingh, 15503 Sierra Skies Drive, Houston, TX 77083.
- November 27, 2017 – 2017 Certified Tax Statement was mailed to Lachmansingh Audrey & Norman, 15503 Sierra Skies Dr, Houston, TX 77083-2444. **This statement was returned by the Post Office, stating “Return to Sender” with forwarding address 9421 Thompson Lake Dr, Missouri City, TX 77459-7661.**
- December 28, 2017 – The Tax Office staff mailed the statement incorrectly to 8421 Thompson Lake Dr, Missouri City, TX 77459-7661. **This statement was returned by the Post Office, stating “Return to Sender, Attempted - Not Known”.**

- February 1, 2018 – The Fort Bend Central Appraisal District received “Mailing Address Change Request” indicating new mailing address Norman & Audrey Lachmansingh, 9421 Thompson Lake Drive, Missouri City, TX 77459.
- February 20, 2018 – 2017 Reminder Statement was mailed to Lachmansingh Audrey & Norman, 15503 Sierra Skies Dr, Houston, TX 77083-2444. **This statement was returned by the Post Office, stating “Forward Time Expired, Return to Sender” with forwarding address 9421 Thompson Lake Dr, Missouri City, TX 77459-7661.**
- March 12, 2018 – The Fort Bend County Tax Office received payment of \$2,286.02 (includes August Penalty, Interest and Collection Fees).
- March 16, 2018 – Refund letter was generated informing the taxpayer an overpayment is being issued in the amount of \$192.09.
- March 20, 2018 – 2018 February Name and Address change received from the Fort Bend Central Appraisal District, changed ownership to Lachmansingh Audrey & Norman, 9421 Thompson Lake Dr, Missouri City, TX 77459-7661.
- There is evidence of an error by the Fort Bend County Tax Office.
- Fort Bend Independent School District has 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 8126-03-003-0140-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$1,417.42	\$127.57	\$127.57
FBC	\$503.61	\$45.33	\$45.33
Total	\$1,921.03	\$172.90	\$172.90

Total Penalty and Interest: \$172.90

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...”

April 20, 2018

APR 25 2018

Norman Lachmansingh
9421 Thompson Lake Dr.
Missouri City, TX 77459

The Honorable Robert E. Hebert
Ft. Bend County Judge
401 Jackson Street
Richmond, TX 77469-3110

Dear Judge Hebert:

I am appealing to you to waive the penalty and interest imposed upon me by Fort Bend Tax Assessor/Collector in March 2018. My wife, Audrey and I are the owners of adjoining properties at 9421 and 9411 Thompson Lake Drive, Missouri City, Texas 77459. We reside at 9421 while 9411 is a vacant lot.

During the first week of March 2018 I received my 2017 tax bill for 9411. It indicated that I did not make payment by its due date of January 31st 2018 and as a result I would have to pay in addition, a penalty. I questioned myself how could I forget not to send in the payment and then I realized that I had never received a prior bill. I immediately contacted the tax assessor/collector's office and complained that I never received the bill for 9411 in December, 2017. I was informed that it was my responsibility to contact the office if I did not receive the bill. I asked the agent if the tax assessor/collector could rescind the penalty of \$172.90 but she said they could not. However, she stated I had the option to appeal to the county judge. I immediately made the late payment plus the penalty.

Please consider these mitigating factors in making your decision. I am a 70 year old retiree. Every year, in early December I receive all of my property tax bills and have made my payments on time. However, this was the first year that I never received one, which was the one for 9411. Also from November 16th to January 11th 2018 I had an abnormal amount of close relatives (six) die. Sharon Lapointe, my cousin's daughter died November 16th 2017 in Alberta, Canada. Leonard Ramotar, my cousin with whom I spent much time during my childhood and lived with while at college was found dead in his chair on November 26th, 2017 in Minneapolis, Minnesota. I left Houston on November 30th to attend his funeral and returned on December 7th. Andra Sawh, the wife of another cousin who was in a coma for three weeks following a car accident died also in the Minneapolis area on December 6th. Gracia Sherman, another cousin was found dead in her bed on December 8th in New York. My wife's cousin, Rayman Ally died January 3rd in Maryland and Selena Lachmansingh, the mother of Gracia and my aunt died on January 11th 2018 in London, England. With the exception of one of these deaths, all of the others died unexpectedly and their deaths took a toll on me mentally since most of them were much younger than I am. Retrospectively this may have contributed to me not realizing that I did not receive the tax bill. I am enclosing the two tax statements I received for both properties with the print dates and the persons who printed them highlighted.

I do hope you would consider the reasons I have provided for not sending in the tax payment on time and grant me a decision in my favor.

Thanking you in anticipation.

I remain

A handwritten signature in cursive script that reads "Norman Lachmansingh". The signature is written in dark ink and is positioned to the right of the typed name.

Norman Lachmansingh.

2017 YEAR TAX STATEMENT



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

Mail To:
LACHMANSINGH AUDREY & NORMAN (J)
9421 THOMPSON LAKE DR
MISSOURI CITY, TX 77459-7661

Legal Description:
SIENNA POINT SEC 3, BLOCK 3, LOT 14,
ACRES 2.101

Legal Acres: 2.1010

Parcel Address: 9411 THOMPSON LAKE DR

Account No: 8126-03-003-0140-907

CAD No: R228419

As of Date: 03/02/2018

Print Date: 03/02/2018 Printed By: BOBBYB

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$107,380	\$0	\$107,380	\$107,380	\$0	\$0	\$0	\$107,380

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND ISD	\$107,380		\$0	\$107,380	1.320000	\$1,417.42
FORT BEND CO DRAINAGE	\$107,380		\$0	\$107,380	0.016000	\$17.18
FORT BEND CO GEN FND	\$107,380		\$0	\$107,380	0.453000	\$486.43

Total 2017 Tax: \$1,921.03
Total 2017 Levy Paid To Date: \$0.00
2017 Levy Due: \$1,921.03
Total 2017 Due: \$2,093.93

Exemptions:

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%		
\$2,093.93	\$2,132.35	\$2,170.76	\$2,209.18	\$2,266.82	\$2,286.02		

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

FORT BEND ISD 2017 M&O 1.0600000 I&S .26000000 Total 1.3200000 2016 M&O 1.0400000 I&S .30000000 Total 1.3400000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.25% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. 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: 03/02/2018

03/31/2018 9%	04/30/2018 11%	05/31/2018 13%	06/30/2018 15%	07/31/2018 18%	08/31/2018 19%
\$2,093.93	\$2,132.35	\$2,170.76	\$2,209.18	\$2,266.82	\$2,286.02

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



* 8 1 2 6 0 3 0 0 3 0 1 4 0 9 0 7 *

8126-03-003-0140-907
LACHMANSINGH AUDREY & NORMAN
15503 SIERRA SKIES DR
HOUSTON, TX 77083-2444

AMOUNT PAID:

\$ _____

000000R228419 047 0000209393 0000213235 0000217076 0000220918 3

2017 YEAR TAX STATEMENT



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

Mail To:

LACHMANSINGH AUDREY & NORMAN (J)
9421 THOMPSON LAKE DR
MISSOURI CITY, TX 77459-7551

Legal Description:

SIENNA POINT SEC 3, BLOCK 3, LOT 15,
ACRES 2.352

Account No: 8126-03-003-0150-907

CAD No: R228420

As of Date: 12/06/2017

Legal Acres: 2.3520

Parcel Address: 9421 THOMPSON LAKE DR

Print Date: 12/06/2017 Printed By: LORIMA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$120,210	\$707,820	\$828,030	\$828,030	\$0	\$828,030	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND ISD	\$828,030	O65, HOM	\$35,000	\$793,030	1.320000	\$10,468.00
FORT BEND CO DRAINAGE	\$828,030	O65, HOM	\$265,606	\$562,424	0.016000	\$89.99
FORT BEND CO GEN FND	\$828,030	O65, HOM	\$265,606	\$562,424	0.453000	\$2,547.78

Total 2017 Tax: \$13,105.77
Total 2017 Levy Paid To Date: \$0.00
2017 Levy Due: \$13,105.77
Total 2017 Due: \$13,105.77

Exemptions:

HOM HOMESTEAD O65 OVER 65

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on February 01, 2018.			
12/31/2017 0%	01/31/2018 0%	02/28/2018 7%	03/31/2018 9%	04/30/2018 11%	05/31/2018 13%
\$13,105.77	\$13,105.77	\$14,023.17	\$14,285.29	\$14,547.41	\$14,809.52

School Information :

FORT BEND ISD 2017 M&O 1.0600000 I&S .260000000 Total 1.3200000 2016 M&O 1.0400000 I&S .300000000 Total 1.3400000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.25% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-



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

Certified Owner:

LACHMANSINGH AUDREY & NORMAN
15503 SIERRA SKIES DR
HOUSTON, TX 77083-2444

Legal Description:

SIENNA POINT SEC 3, BLOCK 3, LOT 14,
ACRES 2.101

Parcel Address: 9411 THOMPSON LAKE DR
Legal Acres: 2.1010

Remit Seq No: 37986384

Receipt Date: 03/12/2018

Deposit Date: 03/13/2018

Print Date: 08/01/2018 10:52 AM

Printed By: HELENS

Deposit No: L180313

Validation No: 44

Account No: 8126-03-003-0140-907

Operator Code: VEGA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	107,380	1.320000	1,417.42	127.57	0.00	1,544.99
2017	Fort Bend Co Drainage	TL	107,380	0.016000	17.18	1.55	0.00	18.73
2017	Fort Bend Co Gen Fnd	TL	107,380	0.453000	486.43	43.78	0.00	530.21
2017	Overpay	TL	0	0.000000	0.00	0.00	0.00	192.09
					\$1,921.03	\$172.90	\$0.00	\$2,286.02

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Check Number(s):

001039

PAYMENT TYPE:

Checks: \$2,286.02

Exemptions on this property:

Total Applied: \$2,286.02

Change Paid: \$0.00

PAYER:

LACHMANSINGH AUDREY & NORMAN
15503 SIERRA SKIES DR
HOUSTON, TX 77083-2444

ACCOUNT PAID IN FULL

(281) 341-3710

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