

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

October 11, 2018

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

Michael Guevara
28903 Concan Crossing Ct.
Katy, TX 77494

Reference: Account Number: 9960-03-213-0025-914
Tax Year 2017, Precinct 3

Dear Mr. Guevara:

The County has received your request sent on behalf of Cinco Ranch Conservatory of Music, LLC, 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, Fort Bend Emergency Services District #2 and Willowfork Drainage which represents a total amount of \$101.78 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, Andy Meyers, prior to October 23, 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,

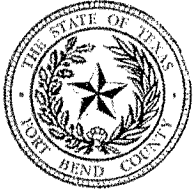
A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a horizontal line.

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

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 9, 2018

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

OCT 10 2018

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

Re: Waiver of Penalty, Interest and Collection Fees – Michael Guevara: Account # 9960-03-213-0025-914, 2017 Tax Year; Legal Description: Personal Property Supp, Furn, Fix, & Equip Located @ 23922 Cinco Village Center Blvd #220 Near Katy; Mailing Address: 28903 Concan Crossing Ct Katy, TX 77494-46270

Precinct 3

Michael Guevara is requesting a waiver of penalty, interest and collection fees for the 2017 tax year, stating his business is located in a professional office building with multiple tenants and that many of the tenants have had problems with the correct mail being delivered to the correct address. He also stated that the tax statement was sent to the incorrect mailing address.

Tax Office Records and Research Indicate:

- June 13, 2016 – Name Information changed, Process 2017 May, Name Change 5, Year 2015. Received from FBCAD to add/change mailing address to: Cinco Ranch Conservatory of Music LLC, 23922 Cinco Village Center BLVD Ste 220, Katy TX 77494-6620.
- July 10, 2017 - Name Information changed, Process 2017 June, Name Change 6, Year 2016. Received from FBCAD to add/change mailing address to: Cinco Ranch Conservatory of Music LLC, 23922 Cinco Village Center BLVD Ste 220, Katy TX 77494-6620.

- November 17, 2017 - 2017 Certified Statement mailed to: Cinco Ranch Conservatory of Music L, 23922 Cinco Village Center Blvd Ste, Katy TX 77494-6620. **This statement was returned by the Post Office on 12/15/2017 – Not Deliverable as Addressed.**
- February 19, 2018 – Perdue 33.11 Notice Mailed.
- February 26, 2018 – 2017 33.11 Notice mailed to Cinco Ranch Conservatory of Music L, 23922 Cinco Village Center Blvd Ste, Katy TX 77494-6620; Amount: \$145.95. **This statement was returned by the Post Office – Insufficient Address.**
- May 1, 2018 – The Tax Office received payment from Cinco Ranch Conservatory of Music, LLC in the amount of \$647.54, including penalty, interest and collection fees for the month of May 2018.
- There is evidence of an error by the Fort Bend County Tax Office.
- Katy ISD, Fort Bend ESD #2, and Willowfork Drainage have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees 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 9960-03-213-0025-914:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Katy ISD	\$364.85	\$47.43	\$0.00	\$47.43
Fort Bend ESD #2	\$23.57	\$3.06	\$5.33	\$8.39
Willowfork Drng	\$44.51	\$5.79	\$0.00	\$5.79
FBC	\$112.83	\$14.67	\$25.50	\$40.17
Total	\$545.76	\$70.95	\$30.83	\$101.78

Total Penalty, Interest & Collection Fees: \$101.78

I do recommend waiver of penalty, interest and collection fees for 2017 Tax Year. 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..."

RECEIVED
MAY 04 2018

May 1, 2018

County Judge Robert Hebert
401 Jackson
Richmond, TX 77469-3110

RE: Account No: 9960-03-213-0025-914

Attachments: 1) Notice of Personal Property Seizures
2) 2017 Year Tax Statement and,
3) Payment Result page from the Fort Bend County Tax Office Payment System

Dear Judge Hebert,

I do hope that this letter finds you and yours doing well!

I am writing to you today in reference to the above account, in which I seek consideration and abatement of the penalties accrued in said account. The following is my rationale:

The account references my business. My business is located in a professional office building, with multiple tenants. Please note that the mailing address in documents identified as 1 & 2 above do not reflect my entire mailing address (signified by letter "A" in the documents).

Sadly, the service provided by the USPS to the building in which I have my business is, shall we say, less than stellar, as can be verified by speaking with the other tenants in the building. I am often getting mail from other tenants to my mailbox, and vice versa. In actuality, I never know if I am receiving all of the mail for my business, and this has been happening ever since I moved into this location over five years ago. So, if we have challenges with the USPS when the address is complete, I believe you can imagine the service when the address is not complete.

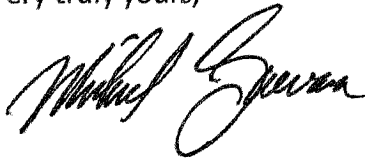
Having said the above, please note that the taxing authority "does" have our complete mailing address, as referenced by letter "B" in the documents. Yes, the suite number is missing in the mailing address. As such, in consideration of the above, I have not received earlier notices concerning my taxes. The "Notice of Personal Property Seizures" is my first notice that there was a problem with my account.

In speaking with a representative of the Fort Bend County Tax Assessor / Collector's office today, I was informed that I needed to pay my tax bill in full, which I have done (please see attached Payment Result page), and that I needed to write this letter to you for consideration. Please note that the Result page also shows that the payment system will not let me complete the address, as referenced by letter "C" on the Payment Result page.

Therefore, in consideration of the above, I humbly and respectfully request that the penalties associated with my account be abated, and that a refund of \$101.78 (difference between the Total 2017 Due and the 2017 Levy Due, as reference by letter "D" on the 2017 Year Tax Statement) be returned to The Conservatory of Music.

Thank you, your honor, for your time and consideration, and please let me know if I need to provide any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Guevara". The signature is fluid and cursive, with the first name "Michael" and last name "Guevara" clearly distinguishable.

Dr. Michael Guevara
Manager / Owner
Cinco Ranch Conservatory of Music, LLC

Balance due may not represent all entities collected by Patsy Schultz, PCC

ACCOUNT NUMBER: 9960032130025914

YEARS DUE: 2017 - 2017 (1)

PROPERTY DESCRIPTION: PERSONAL PROPERTY SUPP, FURN, FIX, & EQUIP LOCATED @ 23922 CINCO VILLAGE CENTER BLVD #220 NEAR KATY

T6-P2-S1,774



DT1061355154
867

TOTAL AMOUNT DUE

If paid in APR, 2018 : \$181.67

If paid in MAY, 2018: \$184.96

CINCO RANCH CONSERVATORY OF MUSIC
23922 CINCO VILLAGE CENTER BLVD
KATY TX 77494-6619



AMOUNT ENCLOSED:\$ _____

TO ENSURE PROPER CREDIT - PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

NOTICE OF PERSONAL PROPERTY SEIZURES

Our firm represents **Fort Bend County** in the collection of delinquent taxes. The tax records indicate a delinquency exists on your property as shown on this statement.

Section 33.21 of the Texas Property Tax Code provides that a person's personal property is subject to seizure for the payment of a delinquent tax, penalty and interest he owes a taxing unit on property.

A seizure and forced sale of property is a harsh but nonetheless necessary measure taken in a number of cases where taxpayers leave us few choices in our efforts to collect delinquencies. If you wish to **avoid seizure and possible forced sale of your property**, you should make full payment by check or money order in the amount shown above and made payable to **Fort Bend County**. You may mail your payment to:

Patsy Schultz, PCC
Fort Bend County Tax Assessor-Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

To ensure proper credit, please detach the top portion of this notice and enclose it with your check.

The tax office accepts cash, check, cashier's check, money order or credit card. You may pay in person with your credit card (Mastercard, Visa, American Express or Discover). You may also pay online by eCheck or with your credit card (Mastercard, Visa, American Express or Discover) by visiting www.fortbendcountytexas.gov. A convenience fee is charged by a third party vendor for credit card payments. There is no convenience fee for eCheck payments.

Please disregard this notice if: (1) you have paid these taxes since April 16, 2018, (2) you are timely paying these taxes under an installment agreement with the tax collector, or (3) you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to us in writing the number of your bankruptcy case and the identification of the court in which it is pending so as to enable us to code your account and avoid further mailings to you.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
(800)242-9167

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:

CINCO RANCH CONSERVATORY OF MUSIC L
23922 CINCO VILLAGE CENTER BLVD STE
KATY, TX 77494-6620

Legal Description:

PERSONAL PROPERTY SUPP, FURN, FIX, &
EQUIP LOCATED @ 23922 CINCO VILLAGE
CENTER BLVD #220 NEAR KATY

Legal Acres: .0000

Parcel Address: 23922 CINCO VILLAGE CENTER BLVD

Account No: 9960-03-213-0025-914

CAD No: P332176

As of Date: 05/01/2018

Print Date: 05/01/2018 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$0	\$21,870	\$21,870	\$21,870	\$0	\$0	\$0	\$21,870

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
KATY ISD	\$21,870		\$0	\$21,870	1.516600	\$364.85
FORT BEND ESD#2	\$21,870		\$0	\$21,870	0.098000	\$23.57
WILLOWFORK DRAINAGE	\$21,870		\$0	\$21,870	0.185000	\$44.51
FORT BEND CO DRAINAGE	\$21,870		\$0	\$21,870	0.016000	\$3.85
FORT BEND CO GEN FND	\$21,870		\$0	\$21,870	0.453000	\$108.98

Total 2017 Tax: \$545.76
Total 2017 Levy Paid To Date: \$0.00
2017 Levy Due: \$545.76
Total 2017 Due: \$647.54

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on February 01, 2018.			
05/31/2018 13 + 20%	06/30/2018 15 + 20%	07/31/2018 18 + 20%	08/31/2018 19 + 20%	09/30/2018 20 + 20%	10/31/2018 21 + 20%
\$647.54	\$659.02	\$676.18	\$681.93	\$687.65	\$693.38

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 :

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: 05/01/2018

05/31/2018 13 + 20%	06/30/2018 15 + 20%	07/31/2018 18 + 20%	08/31/2018 19 + 20%	09/30/2018 20 + 20%	10/31/2018 21 + 20%
\$647.54	\$659.02	\$676.18	\$681.93	\$687.65	\$693.38

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



* 9 9 6 0 0 3 2 1 3 0 0 2 5 9 1 4 *

9960-03-213-0025-914

CINCO RANCH CONSERVATORY OF MUSIC L
23922 CINCO VILLAGE CENTER BLVD STE
KATY, TX 77494-6620

AMOUNT PAID:

\$

000000P332176 047 0000064754 0000065902 0000067618 0000068193 4

FORT BEND COUNTY TAX OFFICE

INQUIRY AND PAYMENT SYSTEM

Payment Result

[Shopping Cart](#)

[Begin a New Search](#) [Go to Your Portfolio](#)

Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.

If you would like to search for other accounts please click the "New Search" button.

[New Search](#)

PROPERTY PAYMENT INFORMATION

9960032130025914
CINCO RANCH CONSERVATORY OF MUSIC L
23922 CINCO VILLAGE CENTER BLVD STE
KATY, TX 77494-6620

Payment Amount: \$647.54

PAYMENT SUMMARY

Reference ID:

Payment Method: E-Check

Total Payment Amount: \$647.54

BANK ACCOUNT INFORMATION

Routing Number:

Checking Account Number:

CONTACT INFORMATION

Name: Cinco Ranch Conservatory of Music LLC

Address: 23922 Cinco Village Center Blv

City: Katy

State: TX

Zip Code: 77494

E-Mail Address:

Phone Number:

[Terms of Use](#) [Privacy Policy](#)

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

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DUPLICATE TAX RECEIPT



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

Certified Owner:

CINCO RANCH CONSERVATORY OF MUSIC L
23922 CINCO VILLAGE CENTER BLVD STE
KATY, TX 77494-6620

Legal Description:

PERSONAL PROPERTY SUPP, FURN, FIX, &
EQUIP LOCATED @ 23922 CINCO VILLAGE
CENTER BLVD #220 NEAR KATY

Parcel Address: 23922 CINCO VILLAGE CENTER BLV.
Legal Acres: 0.0000

Deposit No: EK180503
Validation No: 33
Account No: 9960-03-213-0025-914
Operator Code: VEGA

Remit Seq No: 38218797
Receipt Date: 05/01/2018
Deposit Date: 05/03/2018
Print Date: 08/24/2018 02:49 PM
Printed By: LINDAW

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Katy Isd	TL	21,870	1.516600	364.85	47.43	0.00	412.28
2017	Fort Bend Esd#2	TL	21,870	0.098000	23.57	3.06	5.33	31.96
2017	Willowfork Drainage	TL	21,870	0.185000	44.51	5.79	0.00	50.30
2017	Fort Bend Co Drainage	TL	21,870	0.016000	3.85	0.50	0.87	5.22
2017	Fort Bend Co Gen Fnd	TL	21,870	0.453000	108.98	14.17	24.63	147.78
					\$545.76	\$70.95	\$30.83	\$647.54

> - -

- - <

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$647.54

Exemptions on this property:

Total Applied: \$647.54

Change Paid: \$0.00

PAYER:
CINCO RANCH CONSERVATORY OF MU
23922 CINCO VILLAGE CENTER BLV
KATY, TX 77494

ACCOUNT PAID IN FULL

(281) 341-3710