

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

November 2, 2018

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

Jacob Thomas
5603 Oban Terrace Ln.
Sugar Land, TX 77469

Reference: Account Number: 1286-21-003-0080-907
Tax Year 2017, Precinct 4

Dear Mr. Thomas:

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 \$48.21 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, November 13, 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 November 13, 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,

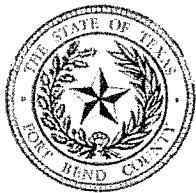
A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a white background.

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

COUNTY JUDGE
RECEIVED

OCT 31 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: October 30, 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 – Jacob Thomas: Account # 1286-21-003-0080-907, 2017 Tax Year; Legal Description: Avalon at Riverstone Sec 21, Block 3, Lot 8; Mailing Address: 5603 Oban Terrace Ln, Sugar Land, TX 77479-4779

Precinct 4

Jacob Thomas is requesting a waiver of penalty and interest for the 2017 tax year, stating he did not receive a bill until after the taxes were delinquent.

Tax Office records indicate:

- September 21, 2017 – Copy of the Warranty Deed dated September 21, 2017 shows the Grantee as Jacob Thomas and Lally Thomas with the mailing address 5603 Oban Terrace Lane, Sugar Land, TX 77479.
- November 16, 2017 – 2017 October Name Address Change received from the Fort Bend Central Appraisal District to change ownership to Jacob Thomas and Lally Thomas with address 5603 Oban Terrace Lane, Sugar Land, TX 77479.
- November 27, 2017 - 2017 Original Tax Statement mailed to agent listed L B Walker & Associates Inc. C/O Ross K Terry, 13111 Northwest Fwy, Houston, TX 77040-6321.
This statement was not returned by the Post Office.

- February 20, 2018 – 2017 Reminder Notice was mailed to Thomas Jacob & Lally, 5603 Oban Terrace Ln, Sugar Land, TX 77479-4779. **This statement was not returned by the Post Office.**
- February 27, 2018 – Received payment of \$736.98 (including February penalty and interest) from Nickey Thomas.
- There is evidence of an error by the Fort Bend Central Appraisal District. Prior Owners Agent should have been removed from this account.
- Fort Bend ISD 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 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 1286-21-003-0080-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$508.20	\$35.57	\$35.57
FBC	\$180.57	\$12.64	\$12.64
Total	\$688.77	\$48.21	\$48.21

Total Penalty and Interest: \$48.21

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

February 27, 2018

REC'D
MAY 2 2018

County Judge Robert E. Hebert

401 Jackson

Richmond, TX 77469-3110

RE: Waiver of Penalty and Interest of Property Taxes

Dear Judge Hebert,

My 2017 property tax statement was sent to the wrong address, and I received a corrected statement after the bill became past due. I have just purchased this new build, and moved in September 2017. I believe the tax statement was mailed to the previous mortgage company belonging to the builder. I have made a payment of my penalty taxes in full, and have enclosed documentation of my payment, the past due statement addressed to me, and the original statement sent to the wrong address/owner. Therefore, I am kindly requesting a waiver of penalty, interest and collection fees. Thank you for your consideration.

Account Number: 1286-21-003-0080-907

Legal Description: Avalon at Riverstone SEC 21, BLOCK 3, LOT 8

Year in Question: 2017

Sincerely,

Jacob Thomas

5603 Oban Terrace Ln.

Sugar Land, TX 77479

**FORT BEND COUNTY TAX OFFICE
(281) 341-3710
2017 REMINDER STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. Taxes are due and payable upon receipt. Failure to receive a statement does not relieve you of the liability. Please take time to be sure your statement is correct. If you do not own this property or you have a question on values or exemptions - contact the Appraisal District below. The Appraisal District is a separate local agency and not part of the Fort Bend County Tax Office. The Appraisal District is the only agency allowed to make changes or corrections. Fort Bend County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service.

FORT BEND CENTRAL APPRAISAL DISTRICT
2801 S F TERRY BLVD
ROSENBERG TX 77471
(281) 344-8623

50400

010800 000001

P7YUSS00200801
THOMAS JACOB & LALLY
5603 OBAN TERRACE LN
SUGAR LAND TX 77479-4779

Account No: 1286-21-003-0080-907

Cad No:
R450228

Legal Acres:
.0000

Roll Code:
REAL PROPERTY

Parcel Address:
OBAN TERRACE LN

Process Date:
02/15/2018

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description	
FORT BEND ISD	\$0	\$38,500	1.3200000	\$508.20	AVALON AT RIVERSTONE SEC 21, BLOCK 3, LOT 8	
FORT BEND CO DRAINAGE	\$0	\$38,500	.01600000	\$6.16		
FORT BEND CO GEN FND	\$0	\$38,500	.45300000	\$174.41		
<div>PAST DUE</div>					Appraised Values	
					Land - Market Value	\$38,500
					Impr - Market Value	
					Total Market Value	\$38,500
					Less Capped Mkt Value	\$0
					Appraised Value	\$38,500
Exemptions/Deferrals						

Please refer to back for additional information

TAX RECEIPT



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

Certified Owner:

THOMAS JACOB & LALLY
5603 OBAN TERRACE LN
SUGAR LAND, TX 77479-4779

Legal Description:

AVALON AT RIVERSTONE SEC 21, BLOCK 3,
LOT 8

Parcel Address: 0 OBAN TERRACE LN

Legal Acres: 0.0000

Deposit No: 0180227BQ5

Validation No: 900000051509659

Account No: **1286-21-003-0080-907**

Operator Code: AMBERJ

Remit Seq No: 37882969

Receipt Date: 02/27/2018

Deposit Date: 02/27/2018

Print Date: 02/27/2018 12:00 PM

Printed By: AMBERJ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2017	Fort Bend Isd	TL	38,500	1.320000	508.20	35.57	0.00	543.77
2017	Fort Bend Co Drainage	TL	38,500	0.016000	6.16	0.43	0.00	6.59
2017	Fort Bend Co Gen Fnd	TL	38,500	0.453000	174.41	12.21	0.00	186.62
					\$688.77	\$48.21	\$0.00	\$736.98

Check Number(s):

1056

PAYMENT TYPE:

Checks:

\$736.98

Exemptions on this property:

Total Applied:	\$736.98
Total Tendered:	\$736.98
(for accounts paid on 02/27/2018)	
Change Paid:	\$0.00

PAYER:

NICKEY THOMAS
4607 ROUND ROCK CT
SUGAR LAND, TX 77479-3070

ACCOUNT PAID IN FULL

Patsy Schultz, PCC
 Fort Bend County Tax Assessor-Collector
 1317 Eugene Helmann Circle
 Richmond, Texas 77469-3623
 www.fortbendcountytexas.gov
RETURN SERVICE REQUESTED

**FORT BEND COUNTY
 2017 TAX STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. The tax office is here to assist you with problems or answer your questions, please call (281) 341-3710. Taxes are due and payable upon receipt. Failure to receive a statement does not relieve you of the liability. Please take time to be sure your statement is correct. If you do not own this property or you have a question on values or exemptions - contact the Appraisal District below. The Appraisal District is a separate local agency and not part of the Fort Bend County Tax Office. The Appraisal District is the only agency allowed to make changes or corrections. Fort Bend County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service.

FORT BEND CENTRAL APPRAISAL DISTRICT
 2801 B F TERRY BLVD
 ROSENBERG TX 77471
 (281) 344-8823

E00000
 E00000
 E00000

000050 001749

P7N6HP00106342
 L B WALKER & ASSOCIATES INC
 C/O ROSS K TERRY
 13111 NORTHWEST FWY
 HOUSTON TX 77040-6321

Account No: 1286-21-003-0080-907 Cad No: R450228 Legal Acres: .0000 Roll Code: REAL PROPERTY Parcel Address: OBAN TERRACE LN Process Date: 11/17/2017

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
FORT BEND ISD	\$0	\$38,500	1.3200000	\$508.20	AVALON AT RIVERSTONE SEC 21, BLOCK 3,
FORT BEND CO DRAINAGE	\$0	\$38,500	.01600000	\$6.16	LOT 8
FORT BEND CO GEN FND	\$0	\$38,500	.45300000	\$174.41	
					Appraised Values
					Land - Market Value \$38,500
					Impr - Market Value
					Total Market Value \$38,500
					Less Capped Mkt Value \$0
					Appraised Value \$38,500
					Exemptions/Deferrals
Page: 1 of 1					
Total Amount Due By January 31, 2018				\$688.77	
Payments Applied to 2017 Taxes				\$.00	
Total Current Taxes Due (Including Penalties)				\$688.77	
Prior Year(s) Delinquent Taxes Due (If any) 0000 - 0000 If Paid In January 2018				\$.00	
Total Amount Due By January 31, 2018				\$688.77	
Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total		
By February 28, 2018	\$736.98	\$.00	\$736.98		
By March 31, 2018	\$750.76	\$.00	\$750.76		

NOTES: Keep for your records

If Paying Delinquent Taxes Prior To January 2018, Contact The Tax Office

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

2017 TAXES BECOME DELINQUENT FEB 1, 2018 * AMOUNT OF 2017 TAXES DUE IF PAID BY THE END OF:

JAN 2018	FEB 2018 7%	MAR 2018 9%
\$688.77	\$736.98	\$750.76

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2018 or filed prior to July 1, 2018 there will be an additional collection fee added to any 2017 taxes that remain delinquent at that time".

PLEASE NOTE YOUR ACCOUNT NUMBER AND CURRENT DAYTIME TELEPHONE ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Patsy Schultz, PCC - Fort Bend County Tax Assessor-Collector
 P.O. Box 1028 - Payment Processing Dept - SugarLand, Texas 77487-1028
 (281) 341-3710
 Please provide a daytime telephone #: _____



(E-Check accepted via internet only.)
 Credit/Debit Cards are accepted at all Fort Bend County Tax Office locations and via the internet by visiting
www.fortbendcountytexas.gov
 (a convenience fee is charged by a third party vendor)

1286-21-003-0080-907
 THOMAS JACOB & LALLY
 5603 OBAN TERRACE LN
 SUGAR LAND TX 77479-4779

AMOUNT PAID:



000000R450228 047 0000068877 0000073698 0000075076 0000076454 6

DUPLICATE TAX RECEIPT



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

Certified Owner:

THOMAS JACOB & LALLY
5603 OBAN TERRACE LN
SUGAR LAND, TX 77479-4779

Legal Description:

AVALON AT RIVERSTONE SEC 21, BLOCK 3,
LOT 8

Parcel Address: OBAN TERRACE LN
Legal Acres: 0.0000

Remit Seq No: 37882969

Receipt Date: 02/27/2018

Deposit Date: 02/27/2018

Print Date: 05/17/2018 08:54 AM

Printed By: SOLEDADF

Deposit No: 0180227BQ5

Validation No: 900000051509659

Account No: 1286-21-003-0080-907

Operator Code: AMBERJ

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Exemptions on this property:

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Change Paid:

\$0.00

PAYER:

NICKEY THOMAS
4607 ROUND ROCK CT
SUGAR LAND, TX 77479-3070

ACCOUNT PAID IN FULL

(281) 341-3710

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