

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

November 15, 2018

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

Lior Mizrahi
YL Group LLC
4660 Beechnut St. #225
Houston, TX 77096

Reference: Account Number: 5020-06-026-0300-907
Tax Year 2017, Precinct 2

Dear Mr. Mizrahi:

The County has received your request sent on behalf of YL Group LLC 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 Harris Fort Bend Emergency Services District #100 which represents a total amount of \$763.12 for penalties, interest and collections 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 27, 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, Grady Prestage, prior to November 27, 2018, at telephone 281-403-8000 or by email at james.prestage@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

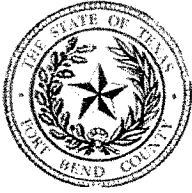
A handwritten signature in black ink, appearing to read "Robert E. Hebert", written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*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: November 14, 2018

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

COUNTY JUDGE
RECEIVED

NOV 14 2018

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

Re: Waiver of Penalty, Interest and Collection Fees – Lior Mizrahi on behalf of YL Group LLC:
Account # 5020-06-026-0300-907, 2017-2018 Tax Years; Legal Description: Mission Bend Sec
6, Block 26, Lot 30, (64% Land, 88% Imp in Ft Bend Co); Mailing address: 4660 Beechnut St
#225, Houston, TX 77096

Precinct 2

Lior Mizrahi on behalf of YL Group LLC is requesting a waiver of penalty, interest and collection fees for the 2017 tax year, stating they closed on the property on May 10, 2017 and never received any notifications or statements.

Tax Office records and research indicate: (2017 only as 2018 taxes are not delinquent).

- November 27, 2017 – 2017 Certified Tax Statement was mailed to Tarius Williams, 15619 Mira Monte Dr, Houston, TX 77083-4041. **This statement was returned by the Post Office on December 18, 2017; Return to Sender with a forwarding address of Tarius D Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660.**
- December 28, 2017 – 2017 Tax Statement was mailed to Tarius Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660.
- February 20, 2018 – 2017 Reminder Statement was mailed to Tarius Williams, 15619 Mira Monte Dr, Houston, TX 77083-4041. **This statement was returned by the Post Office, "PO Forwarding Address stating Tarius D Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660".**

- March 2, 2018 – 2017 Tax Statement was mailed to Tarius Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660.
- May 23, 2018 – 2017 33.07 Notice was mailed to Tarius Williams, 15619 Mira Monte Dr, Houston, TX 77083-4041. **This statement was returned by the Post Office, “PO Forwarding Address stating Tarius D Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660”.**
- June 12, 2018 – 2017 Delinquent Tax Statement was mailed to Tarius Williams, 16311 Oakside Hollow Ln, Houston, TX 77084-7660.
- September 5, 2018 – Warranty Deed #2018100981 recorded owner YL Group LLC, 4660 Beechnut St #225, Houston, TX 77096.
- October 3, 2018 – The Fort Bend County Tax Office received payment of \$2,451.42 (includes October Penalty, Interest and Collection Fees).
- 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 Harris F/B Esd #100 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 5020-06-026-0300-907:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$1,203.81	\$252.80	\$291.32	\$544.12
Harris F/B Esd #100	\$63.37	\$13.31	\$15.34	\$28.65
FBC	\$421.12	\$88.44	\$101.91	\$190.35
Total	\$1,688.30	\$354.55	\$408.57	\$763.12

Total Penalty, Interest & Collection Fees: \$763.12

I **do not** recommend waiver of penalty, interest and collection fees 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...”

10/03/2018

2018
2018
001 1 2018

Penalty wavier

Account number: 5020060260300907

Legal: Mission bend SEC 6 BLOCK 26 LOT 30

Years in questing: 2017 & 2018

Our Mailing address: 4660 Beechnut St #225 Houston TX 77096

We closed on the property on May 10, 2107. Since then we did not received any notifications, statement or bills to our main office. We submit payment in a timely manor to all of our bill no exceptions.

Today we received a letter frim perdue Brandon attorney at law and we found out about the bills and we immediately paid them.

Please change the mailing address to: 4660 Beechnut St #225 Houston TX 77096.

HUD is attached as well for your review.

Please remove all penalty and interest from our account.

Also we would like a copy of all bills that was sent out to us for our records.

Thank you very much,

Lior Mizrahi.

YL GROUP LLC



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

Certified Owner:

WILLIAMS TARIUS
15619 MIRA MONTE DR
HOUSTON, TX 77083-4041

Legal Description:

MISSION BEND SEC 6, BLOCK 26, LOT 30,
 (64% LAND, 88% IMP IN FT BEND CO)

Parcel Address: 15619 MIRA MONTE DR
 Legal Acres: 0.0000

Remit Seq No: 38647130

Receipt Date: 10/03/2018

Deposit Date: 10/05/2018

Print Date: 10/19/2018 08:53 AM

Printed By: RAQUELA

Deposit No: BK181005

Validation No: 3

Account No: 5020-06-026-0300-907

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	91,198	1.320000	1,203.81	252.80	291.32	1,747.93
2017	Harris F/B Esd #100	TL	89,790	0.070580	63.37	13.31	15.34	92.02
2017	Fort Bend Co Drainage	TL	89,790	0.016000	14.37	3.02	3.48	20.87
2017	Fort Bend Co Gen Fnd	TL	89,790	0.453000	406.75	85.42	98.43	590.60
					\$1,688.30	\$354.55	\$408.57	\$2,451.42

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

CAPPED
 HOMESTEAD

PAYMENT TYPE: PARTIAL PAYMENT

Credit Cards: \$2,451.42

Total Applied: \$2,451.42

Change Paid: \$0.00

PAYER:

YL GROUP LLC
 4660 BEECHNUT ST #225
 HOUSTON, TX 77096

REMAINING BALANCE

(281) 341-3710