

COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

April 11, 2019

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

Nizar Mullani
Mullani Commerce Green Investments, LLC
345 Commerce Green Blvd.
Sugar Land, TX 77478

Reference: Account Number: 7555-00-000-0033-907
Tax Year 2018, Precinct 4

Dear Mr. Mullani:

The County has received your request sent on behalf of Mullani Commerce Green Investments, 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 the City of Sugar Land which represents a total amount of \$1,752.98 for penalties assessed on the referenced account for tax year 2018. 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, April 23, 2019 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, Ken R. DeMerchant, prior to April 23, 2019, at telephone 281-980-2235 or by email at commpt4@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

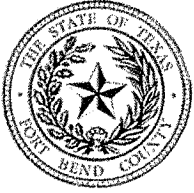
Sincerely,

KP George

Enclosure

Copy: Commissioner Ken R. DeMerchant, 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

APR 03 2019

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: April 3, 2019

To: County Judge KP George
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner Ken R. DeMerchant
Roy Cordes, County Attorney

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

Re: Waiver of Penalty and Interest – Nizar Mullani: Account # 7555-00-000-0033-907, 2018 Tax Year; Legal Description: Sugar Creek Center, Block 1 Acres 0.8338, Restricted Reserve “C-5”, Commercial, Reserve “C-3” & “C-5” Replat; Mailing Address: 8410 Highway 90A, Sugar Land, TX 77478-3188

Precinct 4

Nizar Mullani is requesting a waiver of penalty and interest for the 2018 tax year, stating the tax statement was mailed to an old address and they never received it.

Tax Office records and research indicate:

- April 3, 2017 – A Special Warranty Deed was filed at the Fort Bend County Clerk’s Office listing the Grantee as: Mullani Commerce Green Investment, LLC, 8410 Highway 90A, Sugar Land, TX 77478
- November 2, 2018 – 2018 Certified Statement mailed to: Mullani Commerce Green Investment, LLC, 8410 Highway 90A, Sugar Land, TX 77478. **This statement was returned by the Post Office**

- February 13, 2019 – 2018 Reminder Notice was mailed to: Mullani Commerce Green Investment, LLC, 8410 Highway 90A, Sugar Land, TX 77478. **This statement was not returned by the Post Office**
- February 14, 2019 – The Fort Bend County Tax Office received a payment of \$26,795.47 (including February penalty and interest)
- February 14, 2019 – The Fort Bend Appraisal District received a Mailing Address Change Request for account # 7555-00-000-0033-907 which listed the new address as: 345 Commerce Green Blvd, Sugar Land, TX 77478.
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend ISD 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 7555-00-000-0033-907:

2018 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$15,728.86	\$1,101.02	\$1,101.02
City Of Sugar Land	\$3,784.70	\$264.93	\$264.93
FBC	\$5,528.93	\$387.03	\$387.03
Total	\$25,042.49	\$1,752.98	\$1,752.98

Total Penalty and Interest: \$1,752.98

I **do not** recommend waiver of penalty and interest fees for **2018** 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..."

Mullani Commerce Green Investment (MCGIA)

Nizar Mullani (Owner)

345 Commerce Green Blvd

Sugar Land, TX 77478

COUNTY CLERK
RECEIVED

FEB 19 2019

County Judge KP George

401 Jackson

Richmond, TX 77469-3110

February 15, 2019

RE: Penalty for Late Payment of Property Taxes – Tax Invoice sent to Wrong Address

We wish to protest the penalty amount levied on us due to the original invoice for the taxes was sent to our old office address and not to the new office address. Our accountant informed us that we had not received the new property tax bill this week. We immediately went to the Appraisal office and found that the tax bill was sent to our old office address instead of the new property address.

The 345 Commerce Green Building was purchased in 2017. The initial real estate property tax notice was sent to the original owner of the building. We paid that real estate taxes in full and on time. However, the 2018 tax bill was sent to our old office address and we never received the bill. Therefore, we were late in paying the bill. It has now been paid in full including the penalty of \$1,752.98.

We are asking that you consider reimbursing the penalty amount due to us due to the unusual circumstances. There was NO intent to delay the payment of the property tax on our part. It was a clerical error on both sides with no malice from both parties.


Nizar Mullani

Mullani Commerce Green Investment

Attachment – 2018 Fort Bend County Tax Receipt

TAX RECEIPT



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

Certified Owner:
MULLANI COMMERCE GREEN INVESTMENTS
8410 HIGHWAY 90A
SUGAR LAND, TX 77478-3188

Legal Description:
SUGAR CREEK CENTER, BLOCK 1, ACRES
0.8338, RESTRICTED RESERVE "C-5",
COMMERCIAL, RESERVE "C-3" & "C-5"
REPLAT

Parcel Address: 0 COMMERCE GREEN BLVD
Legal Acres: 0.8338

Deposit No: O190214AT1
Validation No: 900000055152937
Account No: 7555-00-000-0033-907
Operator Code: MATTHEWP

Remit Seq No: 40756948
Receipt Date: 02/14/2019
Deposit Date: 02/14/2019
Print Date: 02/14/2019 11:34 AM
Printed By: MATTHEWP

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, and Fort Bend Co Gen Fnd.

Check Number(s):
1209

PAYMENT TYPE:
Checks: \$26,795.47

Exemptions on this property:

Total Applied: \$26,795.47
Total Tendered: \$26,795.47
Change Paid: \$0.00

PAYER:
NIZAR A MULLANI OR
LINDA K MULLANI
719 SANTA MARIA ST
SUGAR LAND, TX 77478-3335

ACCOUNT PAID IN FULL



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

Certified Owner:

MULLANI COMMERCE GREEN INVESTMENTS
8410 HIGHWAY 90A
SUGAR LAND, TX 77478-3188

Legal Description:

SUGAR CREEK CENTER, BLOCK 1, ACRES
0.8338, RESTRICTED RESERVE "C-5",
COMMERCIAL, RESERVE "C-3" & "C-5"
REPLAT

Parcel Address: COMMERCE GREEN BLVD
Legal Acres: 0.8338

Remit Seq No: 40756948
Receipt Date: 02/14/2019
Deposit Date: 02/14/2019
Print Date: 02/21/2019 12:49 PM
Printed By: SOLEDADF

Deposit No: O190214AT1
Validation No: 900000055152937
Account No: 7555-00-000-0033-907
Operator Code: MATTHEWP

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Fort Bend Isd	TL	1,191,580	1.320000	15,728.86	1,101.02	0.00	16,829.88
2018	City Of Sugar Land	TL	1,191,580	0.317620	3,784.70	264.93	0.00	4,049.63
2018	Fort Bend Co Drainage	TL	1,191,580	0.019000	226.40	15.85	0.00	242.25
2018	Fort Bend Co Gen Fnd	TL	1,191,580	0.445000	5,302.53	371.18	0.00	5,673.71
					\$25,042.49	\$1,752.98	\$0.00	\$26,795.47

Check Number(s):
1209

PAYMENT TYPE:

Checks: \$26,795.47

Exemptions on this property:

Total Applied: \$26,795.47

Change Paid: \$0.00

PAYER:
NIZAR A MULLANI OR
LINDA K MULLANI
719 SANTA MARIA ST
SUGAR LAND, TX 77478-3335

ACCOUNT PAID IN FULL

(281) 341-3710