

COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

April 12, 2019

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

Brian Cisarik
Richmond Self Storage, LTD
4265 San Felipe, Suite 100
Houston, TX 77027

Reference: Account Number: 0049-00-000-0085-901
Tax Year 2018, Precinct 1

Dear Mr. Cisarik:

The County has received your request sent on behalf of Richmond Self Storage, LTD to waive penalty and interest on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Lamar Consolidated Independent School District and the City of Richmond which represents a total amount of \$9,031.91 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, Vincent Morales, prior to April 23, 2019, 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,

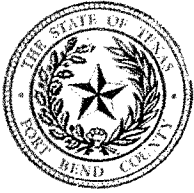
A handwritten signature in black ink, appearing to read "KP George", with a horizontal line extending to the right.

KP George

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: April 11, 2019

TO: County Judge KP George
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner Ken R. De Merchant
Roy Cordes, County Attorney

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

Re: Waiver of Penalty and Interest – Richmond Self Storage, LTD: Account # 0049-00-000-0085-901, 2018 Tax Year; Legal Description: 0049 J Kuykendall, Acres 2.2865, Unrestricted Reserve “B-1”, Block 1, River Pointe Center Reserve “B” Replat No 1; Mailing Address: 4265 San Felipe, Ste. 100, Houston, TX 77027-2998.

Precinct 1

Brian Cisarik on behalf of Richmond Self Storage, LTD is requesting a waiver of penalty and interest for the 2018 tax year, stating he accidentally sent the check for the county taxes to his partner’s address in Houston.

Tax Office records and research indicate:

- November 2, 2018 - The 2018 Certified Tax Statement was mailed to Wilson & Franco, 11000 Richmond Ave Ste. 350, Houston, TX 77042. **This statement was not returned by the Post Office**
- November 9, 2018 – Received Name & Address Change from the Fort Bend Central Appraisal District’s office, and the 2018 October Name/Address Change Tax Statement was mailed to Richmond Self Storage LTD, 4265 San Felipe St Ste. 1100, Houston, TX 77027-2998. **This statement was not returned by the Post Office**
- February 6, 2019 – Received payment from Richmond Self Storage LTD in the amount of \$129,027.37 (base levy only)

- February 11, 2019 – short notice mailed for additional \$9,031.91 due by February 28, 2019 to receive original post marked date.
- February 13, 2019 - 2018 Reminder Notice was mailed to Richmond Self Storage LTD, 4265 San Felipe St Ste. 1100, Houston, TX 77027-2998. **This statement was not returned by the Post Office**
- February 22, 2019 – Call from Taxpayer in regards to the short notice he received and stated he paid his 2018 taxes on January 28, 2019. He was told that we go by the post marked date on his envelope not his check which the envelope has February 4, 2019 and now his account has accrued the 7% penalty and interest. He was given the remaining amount due of \$9,031.91 by February 28, 2019.
- February 25, 2019 - Received the remaining amount due of \$9,031.91 (including February Penalty and Interest) from Richmond Self Storage LTD.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Lamar CISD and City of Richmond have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, 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 0049-00-000-0085-901:

2018 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Lamar CISD	\$70,225.16	\$4,915.76	\$4,915.76
City of Richmond	\$35,360.14	\$2,475.21	\$2,475.21
FBC	\$23,442.07	\$1,640.94	\$1,640.94
Total	\$129,027.37	9,031.91	\$9,031.91

Total Penalty and Interest: \$9,031.91

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

Richmond Self Storage, LTD
4265 San Felipe, Suite 100
Houston, TX 77027-2998

MAR 06 2019

March 5, 2019

County Judge KP George
401 Jackson
Richmond, TX 77469-3110

RE: 2018 Penalty and Interest for Account # 0049-00-000-0085-901
0049 Kuykendall, Acres 2.2865, Unrestricted Reserve "B-1", Block 1, River Point Center Reserve
"B" Replat No. 1

Commissioner George:

I am writing to appeal the penalty and interest that we incurred for the account referenced above. I made a terrible mistake while writing multiple tax checks to different counties near the end of January. I accidentally sent our Fort Bend tax checks (one for \$129,027.37 and the other for \$133.45) to my partner's address in Houston. By the time he turned around and sent them out again, they weren't received by the Tax Assessor Collector's office until February 6th.

I'm enclosing a copy of the invoice for the penalty and interest to demonstrate my honest error. The only address on the payment stub (highlighted) that will fit in a window envelope (my partner's address) is the one to which I inadvertently sent it. I've also enclosed a copy of the check dated 1/28/19.

As you can see, one of the checks was for a substantial amount, resulting in penalty and interest of over \$9000. I'm asking for mercy as it was an honest mistake. We have never had any past instances of being late on payment of any taxes in any county. We take pride in being good citizens, and look forward to many more years doing business in Fort Bend county.

I appreciate your consideration in this matter.

Sincerely,

Brian Cisarik
1103 Self Storage, LTD

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

FORT BEND COUNTY TAX OFFICE
(281) 341-3710
2018 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 B F TERRY BLVD
 ROSENBERG TX 77471
 (281) 344-8623

G9MIUX00300050
RICHMOND SELF STORAGE LTD
 4265 SAN FELIPE ST
 STE 1100
 HOUSTON TX 77027-2998

Account No: 0049-00-000-0085-901 Cad No: R414565 Legal Acres: 2.2865 Roll Code: REAL PROPERTY Parcel Address: 5310 POINTE WEST CIR Process Date: 02/11/2019

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
LAMAR C I S D- OPERATING FUND	\$0	\$5,052,170	1.3900000	\$70,225.16	0049 J KUYKENDALL, ACRES 2.2865, UNRESTRICTED RESERVE "B-1", BLOCK 1, RIVER POINTE CENTER RESERVE "B" REPLAT NO 1
CITY OF RICHMOND	\$0	\$5,052,170	.69990000	\$35,360.14	
FORT BEND CO DRAINAGE	\$0	\$5,052,170	.01900000	\$959.91	
FORT BEND CO GEN FND	\$0	\$5,052,170	.44500000	\$22,482.16	
Appraised Values					
Land - Market Value				\$688,960	
Impr - Market Value				\$4,363,210	
Total Market Value				\$5,052,170	
Less Capped Mkt Value				\$0	
Appraised Value				\$5,052,170	
Exemptions/Deferrals					
Page: 1 of 1					
Total Amount Due By January 31, 2019				\$8,441.03	
Payments Applied to 2018 Taxes				\$120,586.34	
Amount Of 2018 Taxes Due If Paid By					
Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total		
By February 28, 2019	\$9,031.91	\$.00	\$9,031.91		
By March 31, 2019	\$9,200.73	\$.00	\$9,200.73		

Please refer to back for additional information
 WITHOUT A CITY SALES TAX, YOUR CITY TAX WOULD INCREASE BY \$15,039.60

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

2018 TAXES BECOME DELINQUENT FEB 1, 2019 * AMOUNT OF 2018 TAXES DUE IF PAID BY THE END OF:

FEB 2019 7%	MAR 2019 9%	APR 2019 11%
\$9,031.91	\$9,200.73	\$9,369.55

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2019 or filed prior to July 1, 2019 there will be an additional collection fee added to any 2018 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
 1317 Eugene Heimann Circle · Richmond, Texas 77469-3623
 (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.fortbendcountytx.gov

(a convenience fee is charged by a third party vendor)

0049-00-000-0085-901
 RICHMOND SELF STORAGE LTD
 4265 SAN FELIPE ST
 STE 1100
 HOUSTON TX 77027-2998

AMOUNT PAID:




RICHMOND SELF STORAGE LTD
 6508 N NAVARRO ST STE 200E
 VICTORIA, TX 77904

1104
 68.226 (143)
 04/06/1999

DATE: 1/28/19

PAY TO THE ORDER OF: Patsy Schultz, POC \$ 129,027.37

One hundred twenty nine thousand twenty seven and 37/100 DOLLARS

 American Bank
 800-237-8314
 www.americanbank.com

BOF

[Signature]
 FEB 06 2019
 TAX

COMPOSITE TAX RECEIPT



PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
 1317 EUGENE HEIMANN CIRCLE
 RICHMOND, TEXAS 77469-3623
 (281) 341-3710

Certified Owner:

RICHMOND SELF STORAGE LTD
 4265 SAN FELIPE ST
 STE 1100
 HOUSTON , TX 77027-2998

Legal Description:

0049 J KUYKENDALL, ACRES 2.2865,
 UNRESTRICTED RESERVE "B-1", BLOCK 1,
 RIVER POINTE CENTER RESERVE "B" REPLAT
 NO 1

Parcel Address: 5310 POINTE WEST CIR

Legal Acres: 2.2865

Account No: 0049-00-000-0085-901

Year : 2018

Print Date : 03/12/2019

Operator Code: LORIMA

Rec Type : Levy

Year	Tax Unit Name	Tax Value	Tax Rate	Levy	Penalty & Interest	Coll. Fee	Refund	Total
2018	LAMAR C I S D- OPERATING FUND	5,052,170	1.390000	70,225.16	4,915.76	0.00	0.00	75,140.92
2018	CITY OF RICHMOND	5,052,170	0.699900	35,360.14	2,475.21	0.00	0.00	37,835.35
2018	FORT BEND CO DRAINAGE	5,052,170	0.019000	959.91	67.19	0.00	0.00	1,027.10
2018	FORT BEND CO GEN FND	5,052,170	0.445000	22,482.16	1,573.75	0.00	0.00	24,055.91
Levy Total :				\$129,027.37	\$9,031.91	\$0.00	\$0.00	\$138,059.28
Gross Total :				\$129,027.37	\$9,031.91	\$0.00	\$0.00	\$138,059.28
Grand Total :				\$129,027.37	\$9,031.91	\$0.00	\$0.00	\$138,059.28

LAST PAYER:

RICHMOND SELF STORAGE LTD
 5506 N NAVARRO ST STE 200E
 VICTORIA , TX 77904

Payment Receipt Dates:

02/06/2019
 02/25/2019

LAST PAYMENT DATE: 02/25/2019