

COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

May 16, 2019

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

Steven Hamilton
12010 Papaveri St.
Richmond, TX 77406

Reference: Account Number: 4777-30-001-0240-901
Tax Year 2018, Precinct 3

Dear Mr. Hamilton:

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 Lamar Consolidated Independent School District and Fort Bend Emergency Services District #4 which represents a total amount of \$645.91 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, May 28, 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, Andy Meyers, prior to May 28, 2019, 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.

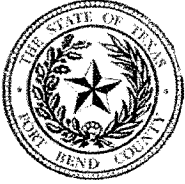
Sincerely,

KP George

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

County Judge
Received

MAY 15 2019

Carrie Surratt, PCC, CTOP
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond TX 77469-3623

(281) 341-3710
Fax (832) 471-1830
Email: carrie.surratt@fortbendcountytx.gov
www.fortbendcountytx.gov

DATE: May 15, 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 – Steven & Jessica Hamilton: Account # 4777-30-001-0240-901, 2018 Tax Year; Legal Description: Lakes of Bella Terra Sec 30, Block 1, Lot 24; Mailing Address: 12010 Papaveri St, Richmond TX 77406-1583.

Precinct 3

Steven Hamilton is requesting a waiver of penalty and interest for the 2018 tax year, stating that he never received the initial tax statement. He stated that the 2018 Certified Statement was sent to a previous mortgage provider, Quicken Loans, who did not notify him. The first statement he received was the 2018 Reminder Statement in February 2019.

Tax Office records and research indicate:

- June 26, 2018 – Special Warranty Deed, Instrument #2018071524, was recorded in the Fort Bend County Clerk's office listing the grantee as Steven & Jessica Hamilton with a mailing address of: 12010 Papaveri St, Richmond TX 77406-1583.
- August 27, 2018 – Processed July Name/Address change.
- August 30, 2018 – Quicken Loans requested 2018 tax statement.
- November 7, 2018—Quicken Loans was provided with an electronic file with the 2018 tax statement data.
- February 13, 2019 – 2018 Reminder Notice was mailed to: Hamilton Steven & Jessica, 12010 Papaveri St, Richmond TX 77406-1583. **This statement was not returned by the Post Office.**

- March 4, 2019 – Mr. Hamilton called the tax office concerning the 2018 Reminder Notice he received. He stated that he did not receive original statement and he stated that he paid off the loan with the mortgage company in June 2018.
- March 4, 2019 – Received payment from Steven Hamilton in the amount of \$7,822.56, base levy and March penalty and interest.
- March 5, 2019 – Email received from Mr Steven Hamilton requesting all future statements are mailed to 12010 Papaveri St, Richmond TX 77406.
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Lamar CISD and Fort Bend ESD #4 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 4777-30-001-0240-901:

2018 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Lamar CISD	\$5,105.19	\$459.47	\$459.47
Fort Bend ESD #4	\$367.28	\$33.06	\$33.06
FBC	\$1,704.18	\$153.38	\$153.38
Total	\$7,176.65	\$645.91	\$645.91

Total Penalty and Interest: \$645.91

I **do not** recommend waiver of penalty and interest 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..." Additionally per Property Tax Code Section 31.01 (i-1): " If an assessor mails a tax bill under Subsection (a) or delivers a tax bill by electronic means under Subsection (k) to a mortgagee of a property, the assessor is not required to mail or deliver by electronic means a copy of the bill to any mortgagor under the mortgage or to the mortgagor's authorized agent."

COUNTY JUDGE
CLERK

MAR 08 2019

Steven Hamilton
12010 Papaveri Street
Richmond, TX, 77406
4th March 2019

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

Dear Sir,

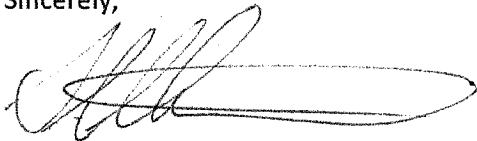
I am writing to request a waiver against the penalty fees and interest on my 2018 Fort Bend County taxes (Account No: 4777-30-001-0240-901). The taxes (\$7176.45) and Penalties (\$645.91) were paid in full on March 4th.

The County Tax office advised me that the initial tax invoice was actually sent to a previous mortgage provider (Quicken Loans), who did not subsequently notify me. As such the first notification of late payment I received from the office was in mid February (the letter was processed on the 11th February).

This was our first tax year in this district (we moved into the house in July 2018) and since our MUD tax invoice was sent directly to our home address, I had assumed the same would occur for the Fort Bend County taxes. The MUD taxes were paid in full, on time with no associated penalties.

There was genuinely no intent for avoidance or late payment on my behalf. As a single income family with 3 young children, I would certainly appreciate if you could review these circumstances and grant some leniency due to this clerical error.

Sincerely,



Steven Hamilton



Patsy Schultz, PCC
 Fort Bend County Tax Assessor-Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623
 www.fortbendcountytexas.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



G9MIUX00205891
HAMILTON STEVEN & JESSICA
 12010 PAPAVERI ST
 RICHMOND TX 77406-1583

Account No: 4777-30-001-0240-901 Cad No: R437026 Legal Acres: .0000 Roll Code: REAL PROPERTY Parcel Address: PAPAVERI ST Process Date: 02/11/2019

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
LAMAR C I S D- OPERATING FUND	\$0	\$367,280	1.3900000	\$5,105.19	LAKES OF BELLA TERRA SEC 30, BLOCK 1, LOT 24
FORT BEND ESD#4	\$0	\$367,280	.10000000	\$367.28	
FORT BEND CO DRAINAGE	\$0	\$367,280	.01900000	\$69.78	
FORT BEND CO GEN FND	\$0	\$367,280	.44500000	\$1,634.40	

PAST DUE

Page: 1 of 1

Total Amount Due By January 31, 2019	\$7,176.65
Payments Applied to 2018 Taxes	\$.00

Amount of 2018 Taxes Due if Paid By			
By	Current Taxes	Penalty Taxes	Total
By February 28, 2019	\$7,679.01	\$.00	\$7,679.01
By March 31, 2019	\$7,822.56	\$.00	\$7,822.56

Please refer to back for additional information

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%
\$7,679.01	\$7,822.56	\$7,966.08

"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.fortbendcountytexas.gov
 (a convenience fee is charged by a third party vendor)

4777-30-001-0240-901
 HAMILTON STEVEN & JESSICA
 12010 PAPAVERI ST
 RICHMOND TX 77406-1583

AMOUNT PAID:




000000R437026 047 0000717665 0000767901 0000782256 0000796608 2

Hamilton, Steven (Intertek)

From: Epaymentnotification@FortBend.PropertyTaxOffice.org
Sent: Monday, March 4, 2019 11:56 AM
To: Hamilton, Steven (Intertek)
Subject: Your payment was submitted

This email is for your records. Please do not reply directly to this system-generated email. Contact the Tax Office directly if you have any questions.

	<p>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.</p>
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PROPERTY PAYMENT INFORMATION

Tax Payment Amount: \$7,822.56

HAMILTON STEVEN & JESSICA
12010 PAPAVERI ST
RICHMOND, TX 77406-1583

PAYMENT INFORMATION

Reference ID:
Payment Method: E-Check
Payment Date: March 04, 2019 11:56 AM
Total Payment: \$7,822.56

BANK ACCOUNT INFORMATION

Routing Number:
Account Number:

CONTACT INFORMATION

Name: Steven Hamilton
Street: 12010 Papaveri Street
City: Richmond
State: TX
Zipcode: 77406
EMail:
Phone:

DUPLICATE TAX RECEIPT



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

Certified Owner:

HAMILTON STEVEN & JESSICA
12010 PAPAVERI ST
RICHMOND, TX 77406-1583

Legal Description:

LAKES OF BELLA TERRA SEC 30, BLOCK 1,
LOT 24

Parcel Address: PAPAVERI ST
Legal Acres: 0.0000

Remit Seq No: 40906693
Receipt Date: 03/04/2019
Deposit Date: 03/06/2019
Print Date: 03/12/2019 10:53 AM
Printed By: LINDAW

Deposit No: EK190306
Validation No: 13
Account No: 4777-30-001-0240-901
Operator Code: VEGA

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Lamar C I S D- Operating Fund, Fort Bend Est#4, Fort Bend Co Drainage, and Fort Bend Co Gen Fnd.

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Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$7,822.56

Exemptions on this property:

Total Applied: \$7,822.56

Change Paid: \$0.00

PAYER:
STEVEN HAMILTON
12010 PAPAVERI STREET
RICHMOND, TX 77406

ACCOUNT PAID IN FULL