

COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

June 27, 2019

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

Kevin Harris
Peek/Beechnut, LLC
21807 Beechnut St.
Richmond, TX 77407

Reference: Account Number: 6445-00-017-0183-901
Tax Year 2017, Precinct 2

Dear Mr. Harris:

The County has received your request sent on behalf of Peek/Beechnut, LLC, to waive penalty, interest and collections fees 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 LID #12 which represents a total amount of \$13,660.17 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, July 9, 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, Grady Prestage, prior to July 9, 2019, 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,

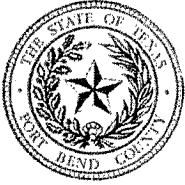
A handwritten signature in black ink, appearing to read "KP George", written over a horizontal line.

KP George

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

County Judge
Received

JUN 13 2019

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

(281) 341-3710
Fax (832) 471-1836
Email: carrie.surratt@fortbendcountytx.gov
www.fortbendcountytx.gov

DATE: June 13, 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, Interest and Collection Fees – Kevin Harris for Peek/Beechnut LLC:
Account # 6445-00-017-0183-901, 2017 Tax Year; Legal Description: Park Westheimer S/D,
Block 1, Acres 2, Parkway Beechnut West, Restricted Reserve “B”, Part (Commercial); Mailing
Address: 21807 Beechnut St., Richmond, TX 77407-5221

Precinct 2

Kevin Harris is requesting a waiver of penalty, interest and collection fees for the 2017 tax year, stating that the tax statement was erroneously sent to their incorrect mailing address.

Tax Office records and research indicate:

- March 15, 2016 –Per deed Instr#2016025861 filed at the Fort Bend County Clerk’s Office, it recorded Grantee as: Peek/Beechnut LLC, 12705 S Kirkwood Dr., Stafford, TX 77477.
- November 27, 2017 - 2017 Certified Statement mailed to Peek/Beechnut LLC, 12705 S Kirkwood Dr., Stafford, TX 77477. **This statement was returned by the Post Office**
- February 20, 2018 – 2017 Reminder notice was mailed to Peek/Beechnut LLC, 12705 S Kirkwood Dr., Stafford, TX 77477. **This statement was returned by the Post Office**

- May 31, 2018 – 2017 33.07 notice was mailed to Peek/Beechnut LLC, 12705 S Kirkwood Dr., Stafford, TX 77477. **This statement was not returned by the Post Office**
- July 26, 2018 – Tax office received a partial payment towards 2017 taxes in the amount of \$1,907.24 including July penalty, interest and collection fees.
- August 2, 2018 – Received address change from Peek/Beechnut LLC, new mailing address 21807 Beechnut St. Richmond, TX 77407, forwarded to the Fort Bend Central Appraisal District
- August 31, 2018 – Fort Bend Central Appraisal District received mailing address change request form submitted by Kevin H. Harris
- October 3, 2018 – Tax office received 2018 Name and address change from the Fort Bend County Appraisal District changing the mailing address to 21807 Beechnut St., Richmond, TX 77407-5221. Name change statement was mailed to this address. **This statement was not returned by the Post Office**
- October 16, 2018 – Tax office received a partial payment towards 2017 taxes in the amount of \$27,711.05 including October penalty, interest and collection fees.
- March 29, 2019 – Peek/Beechnut L.L.C. paid the remaining balance \$13,210.95 for tax year 2017 including March penalty, interest and collection fees.
- 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 LID #12 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 6445-00-017-0183-901:

2017 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fee	Total Waiver Request
Lamar CISD	\$20,803.20	\$4,695.33	\$5,099.70	\$9,795.03
FB LID#12	\$1,346.92	\$242.45	\$317.87	\$560.32
FBC	\$7,018.95	\$1,584.19	\$1,720.63	\$3,304.82
Total	\$29,169.07	\$6,521.97	\$7,138.20	\$13,660.17

Total Penalty and Interest: \$13,660.17

I do not recommend waiver of penalty, interest and collection fees for 2017 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..."



PEEK * BEECHNUT, LLC

COUNTY JUDGE
APR 11 2019

5 April 2019

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

RE: Request for Waiver of 2017 Penalty Fees for Peek/Beechnut, LLC Account No.; 6445-00-017-0183-901; FBCAD No.; R455027

Dear County Judge George,

I am requesting a Waiver of Penalty, Interest and Attorney's Fees imposed on our 2017 property value base on the fact that our 2017 Tax Statement was erroneously sent to our incorrect mailing address of 12705 S. Kirkwood Road, Suite 220, Stafford, Texas 77477 instead of our correct mailing address of 21807 Beechnut St. Richmond, Texas 77407.

Enclosed are copies of canceled checks detailing our timely payments of property taxes in prior years for this property.

I appreciate your consideration and assistance in resolving this matter.

Please feel free to contact me at the phone number below with any further inquiries regarding this matter.

Respectfully,

Peek/Beechnut, LLC

Kevin H. Harris
Owner

Enclosures

COMPOSITE TAX RECEIPT



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

Certified Owner:

PEEK/BEECHNUT LLC
 21807 BEECHNUT ST
 RICHMOND , TX 77407-5221

Legal Description:

PARK WESTHEIMER S/D, BLOCK 1, ACRES 2,
 PARKWAY BEECHNUT WEST, RESTRICTED
 RESERVE "B", PART (COMMERCIAL)

Parcel Address: BEECHNUT BLVD

Legal Acres: 2.0000

Account No: 6445-00-017-0183-901

Year: 2017

Print Date: 05/06/2019

Operator Code: CHRISTINAG

Rec Type: Levy

Year	Tax Unit Name	Tax Value	Tax Rate	Levy	Penalty & Interest	Coll. Fee	Refund	Total
2017	LAMAR C I S D- OPERATING FUND	1,496,579	1.390050	20,803.20	4,695.33	5,099.70	0.00	30,598.23
2017	FORT BEND LID #12	1,496,579	0.090000	1,346.92	242.45	317.87	0.00	1,907.24
2017	FORT BEND CO DRAINAGE	1,496,579	0.016000	239.45	54.04	58.70	0.00	352.19
2017	FORT BEND CO GEN FND	1,496,579	0.453000	6,779.50	1,530.15	1,661.93	0.00	9,971.58
Levy Total:				\$29,169.07	\$6,521.97	\$7,138.20	\$0.00	\$42,829.24
Gross Total:				\$29,169.07	\$6,521.97	\$7,138.20	\$0.00	\$42,829.24
Grand Total :				\$29,169.07	\$6,521.97	\$7,138.20	\$0.00	\$42,829.24

LAST PAYER:

PEEK/BEECHNUT LLC
 21807 BEECHNUT ST
 RICHMOND, TX 77407-5221

Payment Receipt Dates:

07/26/2018
 10/16/2018
 03/29/2019

LAST PAYMENT DATE: 03/29/2019