



COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

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

November 14, 2019

Taro Wichman
3326 Rushwood Ln.
Sugar Land, TX. 77479

Reference: Account Number: 9701-04-003-0151-907
Tax Year 2018, Precinct 4

Dear Mr. Wichman:

The County has received your request to waive penalty and interest fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District and City of Sugar Land which represents a total amount of \$805.37 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, and will become a public record for the Commissioners Court meeting on Tuesday, December 3, 2019 at 1:00 p.m., Commissioners Court is located on the second floor of the Historic Courthouse, 401 Jackson Street, 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 new information showing proof of an error that was not included in the research by the Tax Assessor and that you wish to discuss, please contact your Commissioner, Ken R. DeMerchant, prior to December 3, 2019, at telephone (281) 980-2235 or by email at Ken.DeMerchant@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

Carrie Surratt, PCC, CTOP
County Tax Assessor/Collector

(281) 341-3710
Fax (832) 471-1830
www.fortbendcountytexas.gov

DATE: November 8, 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 – Taro Wichman: Account # 9701-04-003-0151-907, 2018 Tax Year; Legal Description: Woodstream Sec 4, Block 3, Lot 15, 50.00% UDI; Mailing Address: 3326 Rushwood Ln., Sugar Land, TX 77479-2278

Precinct 4

Taro Wichman is requesting a waiver of penalty, interest and collection fees for the 2018 tax year, stating he was unaware his property account is an Undivided Interest account.

Tax Office records and research indicate:

- December 29, 2010 – Per deed Instr#2010126852 filed at the Fort Bend County Clerk's Office, it recorded Grantee's and mailing address as: Jennifer Welch, 3326 Rushwood Ln., Sugar Land TX 77479 and LeAnn McGinnis, 4606 Chestnut Meadow Dr., Sugar Land TX 77479
- January 31, 2011 – Fort Bend Central Appraisal District received application for Homestead and Request for Separate Taxation of an Undivided Interest creating two undivided interest accounts each at 50.00% 9701-04-003-0151-907 for LeAnn and 9701-04-003-0150-907 for Jennifer.

- November 9, 2011 - 2011 Certified Statement mailed to: McGinnis LeAnn, 4606 Chestnut Meadow Dr., Sugar Land TX 77479-3234 and Welch Jennifer, 3326 Rushwood Ln., Sugar Land TX 77479-2278. **These statements was not returned by the Post Office**
- August 1, 2018 –Per deed Instr#2018086252 filed at the Fort Bend County Clerk’s Office, it recorded Grantee’s and mailing address as: Taro Andrew Wichman, 3326 Rushwood Ln., Sugar Land, TX 77479.
- September 7, 2018 – Tax office received 2018 name and address change from the Fort Bend County Appraisal District changing the owner’s name and mailing address to Wichman2, Taro Andrew, 3326 Rushwood Ln., Sugar Land, TX 77479-2278
- November 2, 2018 – 2018 Certified Statement mailed to: Wichman2, Taro Andrew, 3326 Rushwood Ln., Sugar Land, TX 77479-2278. **This statement was not returned by the Post Office**
- February 13, 2019 – 2018 Reminder Notice mailed to: Wichman2, Taro Andrew, 3326 Rushwood Ln., Sugar Land, TX 77479-2278. **This statement was not returned by the Post Office**
- May 20, 2019 – 2018 33.07 Notice mailed to: Wichman2, Taro Andrew, 3326 Rushwood Ln., Sugar Land, TX 77479-2278. **This statement was not returned by the Post Office**
- July 17, 2019 – Received payment from Taro Wichman in the amount of \$2,777.86 including July Penalty, Interest and Collection Fee.
- 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, 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 9701-04-003-0151-907:

2018 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$1,468.51	\$264.33	\$346.57	\$610.90
City of Sugar Land	\$257.39	\$46.33	\$45.56	\$91.89
FBC	\$246.59	\$44.39	\$58.19	\$102.58
Total	\$1,972.49	\$355.05	\$450.32	\$805.37

Total Penalty, Interest and Collection Fees: \$805.37

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

Taro Wichman
3326 Rushwood Ln, Sugar Land TX, 77479

07/21/19
County Judge
Received

JUL 24 2019

Account Number: 9701-04-003-0151-907

Legal Description: Woodstream SEC 4, Block 3, Lot 15

Year in question 2018

Current mailing address and phone number: 3326 Rushwood Ln, Sugar Land TX 77479 ||
832-620-1225

To Whom it may concern,

I am writing to ask that the penalty and fees be waived for my payment of taxes for 2018. When I purchased the residence that I am currently living in, it was from an unmarried couple and apparently the tax account was split into two. When I took ownership, the tax account was still split in two despite me being the sole owner of the property. The tax account was under Taro Wichman and Taro Wichman2.

I got a notice from Fort bend CO. L.I.D. #2 stating that I owed \$176.07. I promptly paid and believed that everything was taken care of. Just recently I started getting notices from lawyers stating that I was delinquent on my taxes. I gave fort bend a call and immediately paid that past due taxes. I also contacted my mortgage company who was unaware and had been only paying one account through escrow. Fort bend stated that for 2019, my account has been joined into one account so there shouldn't be a problem going forward.

I humbly request that the penalty and fees be waived as I made a full payment once I knew of the delinquent taxes and there never would have been this issue if my account were one instead of split into two. Please have mercy on me this one time as a new home owner and you can be certain you will never have a problem with me paying on time in the future.

Sincerely,

Taro Wichman

2018 Property Tax Receipt

FORT BEND CO. L.I.D. #2
1111 Katy Fwy, Ste. #725
HOUSTON TX 77079-2197

Date Printed: 07/21/19

CAD # 9701040030150

WICHMAN TARO ANDREW
3326 RUSHWOOD LN
SUGAR LAND TX 77479-2278

Legal-Description
LOT 15
BLOCK 3
50.000000% UDI
WOODSTREAM SEC 4

*paid by my
mortgage
/ company through
escrow*

Tax Rate: 0.145000
Levy (Base): \$186.95
Penalty & Interest: \$0.00
Attorney Collection Fee: \$0.00
Over Payment: \$0.00
Total Paid: \$186.95

Paid By: PROVIDENT FUNDING
Date Paid: 2018-12-31

Date Paid: N/A
Date Paid: N/A



Bob Leared, Tax Assessor/Collector

Brenda McLaughlin, Tax Assessor/Collector

2018 Property Tax Receipt

FORT BEND CO. L.I.D. #2
1111 Katy Fwy, Ste. #725
HOUSTON TX 77079-2197

Date Printed: 07/21/19
[REDACTED]
CAD # 9701040030151

↓
WICHMAN2, TARO ANDREW
3326 RUSHWOOD LN
SUGAR LAND TX 77479-2278

Legal Description
LOT 15
BLOCK 3
50.000000% UDI
WOODSTREAM SEC 4

*I paid once I got
the notice
/ Stating delinquency*

Tax Rate: 0.145000
Levy (Base): \$176.07
Penalty & Interest: \$12.32
Attorney Collection Fee: \$0.00
Over Payment: \$0.00
Total Paid: \$188.39

Paid By: Taro Wichman
Date Paid: 2019-02-27

Date Paid: N/A
Date Paid: N/A



Bob Leared, Tax Assessor/Collector

Brenda McLaughlin, Tax Assessor/Collector

Full amount paid 7/17/19



Payment Terminal

↓ Payment Confirmation

Thank you for the payment! Please review the confirmation details. You will receive a payment confirmation email from transaction@trinecs.net shortly.

We recommend you print this page as a record of your payment

General

Name: Taro Wichman
Address: 3326 Rushwood Ln
State: TX
Zip: 77479
Phone: [REDACTED]
Email: [REDACTED]

Costs

Fort Bend County TX Tax	Amount
9701040030151907	\$2,777.86
Sub-Total:	\$2,777.86
Convenience Fee:	\$62.50
Total Amount:	\$2,840.36

Card Processing Details

Approval Code: 09549C
Card Number: *****9071
Name on Card: Taro Wichman
Address: 3326 Rushwood Ln
City: TX
State: 77479
Zip: [REDACTED]
Email: [REDACTED]

Thank you (<https://www.gov-pay.com>)

DUPLICATE TAX RECEIPT



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

Certified Owner:

WICHMAN2 TARO ANDREW
 3326 RUSHWOOD LN
 SUGAR LAND , TX 77479-2278

Legal Description:

WOODSTREAM SEC 4, BLOCK 3, LOT 15,
 50.000000% UDI

Parcel Address: 3326 RUSHWOOD LN
 Legal Acres: 0.0000

UDI/Exempt %: 0.500000

Deposit No: CC190719
 Validation No: 2
 Account No: 9701-04-003-0151-907
 Operator Code: GARZA

Remit Seq No: 41413410
 Receipt Date: 07/17/2019
 Deposit Date: 07/19/2019
 Print Date: 07/31/2019 04:45 PM
 Printed By: CHRISTINAG

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Fort Bend Isd	TL	111,430	1.320000	1,468.51	264.33	346.57	2,079.41
2018	City Of Sugar Land	TL	81,037	0.317620	257.39	46.33	45.56	349.28
2018	Fort Bend Co Drainage	TL	53,144	0.019000	10.10	1.82	2.38	14.30
2018	Fort Bend Co Gen Fnd	TL	53,144	0.445000	236.49	42.57	55.81	334.87
					\$1,972.49	\$355.05	\$450.32	\$2,777.86

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

OVER 65
 HOMESTEAD

PAYMENT TYPE:

Credit Cards: \$2,777.86

Total Applied: \$2,777.86

Change Paid: \$0.00

PAYER:
 TARO WICHMAN
 3326 RUSHWOOD LN
 SUGAR LAND , TX 77479

ACCOUNT PAID IN FULL