



## COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George  
County Judge

(281) 341-8608  
Fax (832) 471-1858

June 9, 2020

Ruth Messele  
10603 Silkwood Dr.  
Houston, Texas 77031

Reference: Request to Waive Penalty, Interest and Collection Fees on Property Taxes

Dear Ms. Messele:

The County has received your request to waive penalty and interest on Fort Bend County property taxes as detailed below:

- **Property Tax Account:** *8100-02-002-0040-907*
- **Total Amount of Penalties Assessed:** *\$198.05 for Tax Year 2019*

Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District and Fort Bend ESD No. 5.

The Office of Tax Assessor/Collector has conducted research on your account; please review the copy of this research which is enclosed with this letter. The request and the research will be included as back-up documentation when the request is placed on the Commissioners Court agenda for consideration. The date for proposed action is:

- **Commissioners Court Date:** *Tuesday, June 23, 2020 at 1:00 p.m.*
- **Location:** *401 Jackson Street, Richmond, Texas*

You are not required to appear in order for the Court to consider your request. Action by the Court is guided by the Texas Tax Code, specifically Chapter 33. If you have additional information regarding your request or if you wish to discuss this matter, please contact your Commissioner:

- **Commissioner Andy Meyers, Pct. 3** *Telephone (281) 238-1400 or  
Email:  
Andy.Meyers@fortbendcountytexas.gov*

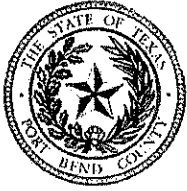
Thank you for your attention to this matter.

Sincerely,

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

KP George  
County Judge

Enclosure: Tax Office Research  
Copy: Commissioner Andy Meyers, Precinct No. 3



**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: March 17, 2020

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– Ruth Messele: Account #8100-02-002-0040-907, 2019 Tax Year;  
Legal Description: Townewest Sec 2, Block 2, Lot 4; Mailing Address: Messele, Ruth, 10603 Silkwood  
Dr., Houston, TX 77031-1109.

**Precinct 3**

Ruth Messele is requesting a waiver of penalty and interest for 2019 tax year, stating she never received her 2019 tax statement.

Tax Office records and research indicate:

- August 27, 2019 – 2019 Tax Statement for account # 8100-02-002-0040-907 was requested and sent electronically to Mr. Cooper.
- January 2020 – No record of any call from taxpayer to check status on their account.
- February 24, 2020 – 2019 Reminder Tax Statement mailed to: Messele, Ruth; 10603 Silkwood Dr., Houston, TX 77031-1109.
- February 27, 2020 – Ruth called the Tax Office stating she never received her 2019 tax statement and requested instruction on waiver to be emailed to her.
- February 27, 2020 – Received payment from Ruth Messele in the amount of \$3,027.23 including February penalty and interest.

- February 28, 2020 – County Judge received waiver of penalty and interest for 2019 Property Taxes.
- March 10, 2020 – Spoke with Ruth, letting her know we are needing additional documentation of evidence regarding her waiver. Ruth emailed a copy of her mortgage statement from Mr. Cooper detailing they do not collect her escrow.
- Fort Bend ISD and Fort Bend ESD #5 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 Texas Property Tax Code.

**Summary of Taxes Paid:**

**Account 8100-02-002-0040-907:**

**2019 Tax Year**

<b>Tax Unit</b>	<b>Base</b>	<b>Penalty &amp; Interest</b>	<b>Total Waiver Request</b>
<b>Fort Bend ISD</b>	<b>\$1,963.42</b>	<b>\$137.44</b>	<b>\$137.44</b>
<b>Fort Bend ESD #5</b>	<b>\$154.60</b>	<b>\$10.82</b>	<b>\$10.82</b>
<b>FBC</b>	<b>\$711.16</b>	<b>\$49.79</b>	<b>\$ 49.79</b>
<b>Total</b>	<b>\$2,829.18</b>	<b>\$198.05</b>	<b>\$198.05</b>

**Total Penalty and Interest: \$198.05**

I do recommend waiver of penalty and interest for 2019 Tax Year.

- **Taxpayer has provided sufficient evidence to support that her mortgage company, Mr. Cooper does not escrow her taxes.**
  - Per Property Tax Code Section 33.011 (k)(1)(2): [Effective January 1, 2020] The governing body of a taxing unit may waive penalties and interest on a delinquent tax if:
    - (1) the property for which the tax is owed is subject to a mortgage that does not require the owner of the property to fund an escrow account for the payment of the taxes on the property;
    - (2) the tax bill was mailed or delivered by electronic means to the mortgage of the property, but the mortgage failed to mail a copy of the mail to the owner of the property as required by Section 31.01(j);
- **There is evidence to cause the Tax Office to recommend waiver of penalty and interest. The 2019 statement was sent to the mortgage company.**

County Judge  
Fort Bend County, Texas

Ruth Messele  
10522 Towne square Rd  
Sugar land TX 77498

Account number 8100-02-002-0040-097

Tax year 2019,

Dear, County Judge

My name Ruth Messele I received on February 26, 2020 by mail 2019 the property Taxes and I called to the number listed 281 341 -37 10 and ask I received the tax bill 2109 just now and the lad told me sorry we send to your Mortgage company to Mr. cooper Mortgage company P.O box 650783 Dallas TX 75265.

**Cloud you please I am request to waive penalty and interest fees on fort Bend county property taxes.  
(Section 33.011(a)(3))**

Thanks so much

Ruth Messele  
832 668 46 85  
10603 silk wood DR  
Houston TX 77031

*Sincerely,*

*Olga Payero*

Office of the County Judge

Fort Bend County

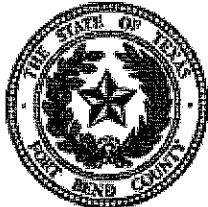
401 Jackson Street

Richmond, Texas 77469

Phone: (281) 341-3773

Fax: (281) 341-8609

[Olga.Payero@fortbendcountytexas.gov](mailto:Olga.Payero@fortbendcountytexas.gov)





Carrie Surratt, PCC, CTOP  
 Fort Bend County Tax Assessor-Collector  
 1317 Eugene Heimann Circle  
 Richmond, Texas 77469-3623  
 www.fortbendcountytx.gov/taxoffice

## FORT BEND COUNTY 2019 REMINDER STATEMENT

# PAST DUE

Payments are processed by postmark date. Payment must be U.S. Legal Tender. The tax office is here to assist you with problems or answer your questions at (281) 341-3710. 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 77471-5600  
 (281) 344-8623

12501



MESSELE RUTH  
 10603 SILKWOOD DR  
 HOUSTON TX 77031-1109



Account No: 8100-02-002-0040-907    Cad No: R13469    Legal Acres: .0000    Roll Code: REAL PROPERTY    Parcel Address: 10522 TOWNE SQUARE RD    Process Date: 02/19/2020

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
FORT BEND ISD	\$0	\$154,600	1.2700000	\$1,963.42
FORT BEND ESD #6	\$0	\$154,600	.10000000	\$154.60
FORT BEND CO DRAINAGE	\$0	\$154,600	.01530000	\$23.65
FORT BEND CO GEN FND	\$0	\$154,600	.44470000	\$687.51

Property Description	
TOWNEWEST SEC 2, BLOCK 2, LOT 4	
Appraised Values	
Land - Market Value	\$20,000
Impr - Market Value	\$134,600
Total Market Value	\$154,600
Less Capped Mkt Value	\$0
Appraised Value	\$154,600
Exemptions/Deferrals	

<b>Total Amount Due by January 31, 2020</b>				<b>\$2,829.18</b>
Payments Applied to 2019 Taxes				\$0.00
Total Current Taxes Due (Including Penalties)				\$2,829.18
Prior Year(s) Delinquent Taxes Due (if any) 0000 - 0000 If Paid in January 2020				\$0.00
<b>Total Amount Due By January 31, 2020</b>				<b>\$2,829.18</b>
Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total	
By February 28, 2020	\$3,027.23	\$0.00	\$3,027.23	
By March 31, 2020	\$3,083.81	\$0.00	\$3,083.81	



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

2019 TAXES BECOME DELINQUENT FEB 1, 2020 \* AMOUNT OF 2019 TAXES DUE IF PAID BY THE END OF:

FEB 2020 7%	MAR 2020 9%	APR 2020 11%
\$3,027.23	\$3,083.81	\$3,140.40

If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2020 or filed prior to July 1, 2020 there will be an additional collection fee added to any 2019 taxes that remain delinquent at that time.

PLEASE NOTE YOUR ACCOUNT NUMBER AND CURRENT DAYTIME TELEPHONE ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Carrie Surratt, PCC, CTOP Fort Bend County Tax Assessor - Collector

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  
<https://www.fortbendcountytx.gov/services/paypropertytaxes>  
 (a convenience fee is charged by a third party vendor)

**AMOUNT PAID:**



8100-02-002-0040-907  
 MESSELE RUTH  
 10603 SILKWOOD DR  
 HOUSTON TX 77031-1109

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

DUPLICATE TAX RECEIPT



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

Certified Owner:

MESSELE RUTH  
10603 SILKWOOD DR  
HOUSTON, TX 77031-1109

Legal Description:

TOWNEWEST SEC 2, BLOCK 2, LOT 4

Parcel Address: 10522 TOWNE SQUARE RD  
Legal Acres: 0.0000

Remit Seq No: 43850473  
Receipt Date: 02/27/2020  
Deposit Date: 03/02/2020  
Print Date: 03/03/2020 03:58 PM  
Printed By: CHRISTINAG

Deposit No: EK200302  
Validation No: 94  
Account No: 8100-02-002-0040-907  
Operator Code: VEGA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	Fort Bend Isd	TL	154,600	1.270000	1,963.42	137.44	0.00	2,100.86
2019	Fort Bend Esd #5	TL	154,600	0.100000	154.60	10.82	0.00	165.42
2019	Fort Bend Co Drainage	TL	154,600	0.015300	23.65	1.66	0.00	25.31
2019	Fort Bend Co Gen Fnd	TL	154,600	0.444700	687.51	48.13	0.00	735.64
					<b>\$2,829.18</b>	<b>\$198.05</b>	<b>\$0.00</b>	<b>\$3,027.23</b>

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$3,027.23

Exemptions on this property:

Total Applied: \$3,027.23

Change Paid: \$0.00

Account No: 8100-02-002-0040-907

**PAYER:**  
RUTH MESSELE  
10603 SILK WOOD DR  
HOUSTON, TX 77031

ACCOUNT PAID IN FULL