



COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

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

July 15, 2021

Lisa Nix & Robert C Bryant
4011 Silver Ridge Blvd.
Missouri City, TX 77459

Reference: Request to Waive Penalty and Interest on Property Taxes

Dear Lisa Nix & Robert C Bryant,

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

- **Property Tax Account:** **8125-01-005-0350-907**
- **Total Amount of Penalties Assessed:** **\$962.53 for Tax Year 2020**

Fort Bend County is also authorized to act on behalf of Fort Bend ISO, City of Missouri City, and Houston Community College Missouri City.

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, July 27, 2021 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 Grady Prestage, Pct. 2** **Telephone (281) 281-403-8000 or**
Email:
Grady.Prestage@fortbendcountytexas.gov

Thank you for your attention to this matter.

Sincerely,

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

KP George
County Judge

Enclosure: Tax Office Research
Copy: Commissioner Grady Prestage, Precinct No. 2

COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas



Carmen P. Turner, MPA
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (832) 471-1836
Email: carmen.turner@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: May 25, 2021

TO: County Judge KP George
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner Ken R DeMerchant
County Attorney Bridgette Smith-Lawson

FROM: Amber DeSpain *AD*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Lisa Nix & Robert C Bryant: Account #8125-01-005-0350-907, 2020 Tax Year; Legal Description: Silver Ridge Sec 1, Block 5, Lot 35 (Pt), Acres 1; Situs: 4011 Silver Ridge Blvd, Missouri City, TX 77459

Precinct 2

Robert C. Bryant is requesting a waiver of penalty and interest for the 2020 tax year, stating they did not receive the delinquent statement until April 3, 2021. This has caused him to be assessed more penalties since the statement was not received in a timely matter. In addition, they refinanced and no longer have escrow through their previous mortgage company, Wells Fargo. The mortgage company failed to forward the original statement to them.

Tax Office records and research indicate:

- November 20, 2020 – 2020 Tax Statement was requested and sent electronically to Wells Fargo Home Mortgage.
- April 6, 2021 – Fort Bend County Tax office received payment of \$8,595.39 (includes base levy).

- April 6, 2021 – County Judge received request for waiver of penalty and interest for the 2020 property taxes.
- There is no evidence of an error by the Fort Bend County Tax Office or the Fort Bend Central Appraisal District.
- Fort Bend ISD, City of Missouri City, and Houston Community College Missouri City 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 8125-01-005-0350-907:

2020 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$4,521.27	\$506.31	\$506.31
City of Missouri City	\$2,329.71	\$260.88	\$260.88
Houston Comm Coll Miss City	\$332.00	\$37.18	\$37.18
FBC	\$1,412.41	\$158.16	\$158.16
Total	\$8,595.39	\$962.53	\$962.53

Total Penalty & Interest: \$962.53

I do recommend waiver of penalty and interest for 2020 tax year.

- **Tax records do reflect that Wells Fargo Home Mortgage requested 2020 tax statement.**
 - 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 the 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 mortgagee of the property, but the mortgagee failed to mail a copy of the bill 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 2020 statement was sent to the mortgage company.**