



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

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

July 23, 2015

Michael Pratt
3803 Waverly Bend
Katy, TX 77450

Reference: Account Number: 2275-01-001-0110-914
Tax Year 2014, Precinct 3

Dear Mr. and/or Mrs. Pratt:

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 Katy Independent School District, Fort Bend Emergency Services District #2, Willowfork Drainage and Cinco MUD 2 which represents a total amount of \$721.02 for penalties assessed on the referenced account for tax year 2014. 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, August 4, 2015 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 August 4, 2015, 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,

Robert E. Hebert

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

Patsy Schultz, RTA
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: schulpat@co.fort-bend.tx.us
www.fortbendcountytexas.gov

DATE: July 20, 2015

TO: County Judge Robert E. Hebert
Commissioner Richard Morrison
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner James Patterson
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Pratt Michael D & Cynthia D: Account # 2275-01-001-0110-914,
2014 Tax Year; Legal Description: Cinco Ranch Institutional Core Sec 1, Block 1, Lot 11

*3803 Waverly
Bend, Katy 77450*

Precinct 3 ✓

Michael Pratt is requesting waiver of penalty and interest for 2014 tax year, stating original tax statement was not delivered to his address.

Tax Office Records Indicate:

- October 4, 2000 – Original deed # 2000087793 recorded owners Michael D Pratt and Cynthia D Pratt. Grantee's mailing address was listed "3803 Waverly Ct, Katy, Tx 77450". No other grantee address was listed on deed.
- November 10, 2014 – 2014 Original Tax Statement was mailed to Pratt Michael D & Cynthia D 3808 Waverly Bnd, Katy, Tx 77450-8016. **This statement was returned by the Post Office, stating "No Such Number"**.
- February 20, 2015 – 2014 Reminder Notice was mailed to Pratt Michael D & Cynthia D 3808 Waverly Bnd, Katy, Tx 77450-8016. **This statement was returned by the Post Office, stating "No Such Number"**.
- There is evidence of an error by the Fort Bend Central Appraisal District.

- Katy ISD, Fort Bend ESD # 2, Willowfork Drainage and Cinco Mud 2 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 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 2275-01-001-0110-914:

2014 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$4,498.74	\$404.89	\$404.89
FB ESD #2	\$242.80	\$21.85	\$21.85
Willowfork Drainage	\$588.41	\$52.96	\$52.96
Cinco Mud 2	\$1,455.54	\$131.00	\$131.00
FBC	\$1,225.78	\$110.32	\$110.32
Total	\$8,011.27	\$721.02	\$721.02 ✓

Total Penalty & Interest Fees: \$721.02 ✓

I do recommend waiver of penalty and interest fees for 2014 Tax Year. 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..."

June 15, 2015

Fort Bend County Tax Assessor/Collector
Attn: County Judge Robert E. Hebert
301 Jackson, Suite 719
Richmond, Texas 77469

Re: Request a waiver of penalty

Judge Hebert,

Earlier this year, as I was preparing my Income Taxes in March, it became apparent to me that I had not yet paid my 2014 Fort Bend County taxes.

Not paying bills or taxes on time is not my normal practice as can be seen by my tax payment history for the last 13 years at this address (attached Payment Information).

I was confused, but thought I must have misplaced my tax bill, so I went ahead and paid my tax bill with penalties (Attached Payment Record of \$ 8,732.29).

Around the end of May, I received my "Corrected Notice of Appraised Value" statement in the mail (Attached). Once again I was confused as there were markings on the outside of the envelope indicating that the document had been routed around to several different addresses for an extended period prior to making its way to my address. Upon further investigation, I discovered that the mailing address on the document was incorrect and indicated 3808 Waverly Bend, instead of 3803 Waverly Bend.

Due to the mistake in the address on the document, I feel my original tax statement was not delivered to my address. Therefore, I request a waiver of the penalty for my tax bill and a refund of \$ 721.02 which was for the payment for penalty and interest.

I appreciate your attention into this matter.

Respectfully yours,



Michael Pratt
Property ID: R237091
Acct: 2275-01-001-0110-914
3803 Waverly Bend
Katy, TX 77450
Phone: 281-371-5911
Phone (cell): 281-638-5196

COUNTY JUDGE
RECEIVED
JUN 13 2015

FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd.
Rosenberg, Texas 77471-5600

Phone: (281) 344-8623 — Fax: (281) 344-8632

CORRECTED NOTICE OF APPRAISED VALUE

This is NOT a Tax Bill

Date: May 12, 2015

032029 000002

P4H0CN00C04665

Pratt Michael D & Cynthia D
3808 WAVERLY BND
KATY TX 77450-8016

Property ID: R237091

(Refer to this # when inquiring about your property)

2275-01-001-0110-914

Street Address: 3803 Waverly BND Katy TX 77450

DBA:

Property Description:

CINCO RANCH INSTITUTIONAL CORE SEC 1, BLOCK 1, LOT 11

ONLINE PROTEST ID: 2077409E15

L04000



78

*281-341-9267
→ online - Property Tax
→ Helpful*

Dear Property Owner:

We have appraised the property listed above for the 2015 tax year. Based on the appraisal date of January 1 of this year, the appraisal is as follows:

Appraisal Information		Last Year's Value	Proposed This Year
Land's Market Value		63,000	63,000
Agricultural or Timber Market Value		0	0
Agricultural or Timber Productivity Value		0	0
Improvements (Building) Appraised Value		246,690	286,300
Personal Property Appraised Value		0	0
Mineral Interest Appraised Value		0	0
Total Market Value of this Property		309,690	349,300
Total Appraised Value (with Homestead Limit)		309,690	340,660
Exemptions		HS	HS

Last Year's Taxable	Taxing Units	Proposed Assessed	Proposed Exemptions	Proposed Taxable (Less Exemptions)	Last Year's Tax Rate	Amount of Tax Based on Last Year's Tax Rate
294,690	Katy ISD	340,660	15,000	325,660	1.526600	4,971.53
247,752	Ft Bend Co Gen	340,660	68,132	272,528	0.472760	1,288.40
247,752	Fort Bend Dmng	340,660	68,132	272,528	0.022000	59.96
309,690	Cinco MUD 2	340,660	0	340,660	0.470000	1,601.10
247,752	Ft Bend Co ESD 2	340,660	68,132	272,528	0.098000	267.08
309,690	Willow Fork Dmng	340,660	0	340,660	0.190000	647.25
TOTAL						8,835.32

The above tax estimates use last year's tax rates for each taxing unit. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

If you are disabled or age 65 or older and received the benefit of a disabled or age 65 or older exemption on your homestead last year from any taxing unit listed above, your taxes may not be higher than when you first received the exemption on this home. This benefit applies to all school districts and any other taxing units who offer the ceiling limitation. However, if you improved your property (by adding rooms or buildings), your tax ceiling may increase due to the improvements. If you are a surviving spouse age 55 or older, and your spouse received the age 65 or older exemption, you may apply to retain the tax ceiling(s).

Contact the appraisal office if you have any questions or discover an inaccuracy on this notice. If you disagree with this year's proposed value you may visit informally with an appraiser at our office during normal business hours. If an agreement cannot be reached, you have the right to schedule a hearing with the Appraisal Review Board (ARB). If you are unable to visit the appraisal district office, you may file a WRITTEN protest with the Board by either using the provided form or preparing a letter (including your name, your property description, and any appraisal actions with which you disagree). Your protest must be delivered by the deadline indicated on your notice by mail or in person at the appraisal district office before the protest deadline.

Normal office hours are 8:00 AM to 4:30 PM Monday through Friday. If you have any questions or need additional information, please contact the appraisal district office at the phone number or address listed on this form.

The following is an historical summary of values as certified by FORT BEND CAD for previous years.

2014 YEAR TAX STATEMENT



PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
 1317 EUGENE HEIMANN CIRCLE
 RICHMOND, TEXAS 77469-3623
 PHONE NO. (281) 341-3710

Mail To:
 PRATT MICHAEL D & CYNTHIA D
 3808 WAVERLY BND
 KATY, TX 77450-8016

Legal Description:
 CINCO RANCH INSTITUTIONAL CORE SEC 1,
 BLOCK 1, LOT 11

Account No: 2275-01-001-0110-914

Legal Acres: .0000
 Parcel Address: 3803 WAVERLY BND

CAD No: R237091

As of Date: 06/15/2015

Print Date: 06/15/2015 Printed By: ACT_INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$63,000	\$246,690	\$309,690	\$309,690	\$0	\$309,690	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
KATY ISD	\$309,690	HOM	\$15,000	\$294,690	1.526600	\$4,498.74
FORT BEND ESD#2	\$309,690	HOM	\$61,938	\$247,752	0.098000	\$242.80
WILLOWFORK DRAINAGE	\$309,690	HOM	\$0	\$309,690	0.190000	\$588.41
CINCO MUD 2	\$309,690	HOM	\$0	\$309,690	0.470000	\$1,455.54
FORT BEND CO DRAINAGE	\$309,690	HOM	\$61,938	\$247,752	0.022000	\$54.51
FORT BEND CO GEN FND	\$309,690	HOM	\$61,938	\$247,752	0.472760	\$1,171.27

Total 2014 Tax: \$8,011.27
 Total 2014 Levy Paid To Date: \$8,011.27
 2014 Levy Due: \$0.00
 Total 2014 Due: \$0.00

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

06/30/2015 15%	07/31/2015 18%	08/31/2015 19%	09/30/2015 20%	10/31/2015 21%	11/30/2015 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

KATY ISD 2014 M&O 1.1266000 I&S .40000000 Total 1.5266000 2013 M&O 1.1266000 I&S .40000000 Total 1.5266000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.45 ✂

AMOUNT DUE IF PAID BY THE END OF:

06/30/2015 15%	07/31/2015 18%	08/31/2015 19%	09/30/2015 20%	10/31/2015 21%	11/30/2015 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Print Date: 06/15/2015

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

PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
 PO BOX 1028 - PAYMENT PROCESSING DEPT
 SUGAR LAND, TX 77487-1028



2275-01-001-0110-914
 PRATT MICHAEL D & CYNTHIA D
 3808 WAVERLY BND
 KATY, TX 77450-8016

AMOUNT PAID:

\$ _____

000000R237091 047 0000000000 0000000000 0000000000 0000000000 0

Payment Information

[Begin a New Search](#)

[Return to the Previous Page](#)

Account No.: 2275010010110914

Receipt Date	Amount	Tax Year	Description	Payer
2015-03-22	\$8,732.29	2014	Payment	Michael Pratt
2014-01-23	\$7,390.64	2013	Payment	PRATT MICHAEL D & CYNTHIA D
2013-01-29	\$1,310.90	2012	Payment	PRATT MICHAEL D & CYNTHIA D
2013-01-24	\$5,828.28	2012	Payment	PRATT MICHAEL D & CYNTHIA D
2012-01-25	\$1,710.89	2011	Payment	MICHAEL DAVID PRATT
2012-01-23	\$1,216.19	2011	Payment	PRATT MICHAEL D & CYNTHIA D
2012-01-23	\$3,679.72	2011	Transfer	PRATT MICHAEL D & CYNTHIA D
2011-01-28	\$3,679.72	2010	Transfer	PRATT MICHAEL D & CYNTHIA D
2011-01-24	\$1,710.89	2010	Payment	PRATT MICHAEL D & CYNTHIA D
2011-01-22	\$1,216.19	2010	Payment	PRATT MICHAEL D & CYNTHIA D
2009-12-31	\$1,644.73	2009	Payment	MICHAEL DAVID PRATT
2009-12-31	\$1,171.97	2009	Payment	PRATT MICHAEL D & CYNTHIA D
2009-12-31	\$3,537.59	2009	Transfer	PRATT MICHAEL D & CYNTHIA D
2009-01-31	\$3,517.13	2008		PRATT MICHAEL D & CYNTHIA D
2009-01-22	\$1,226.95	2008	Payment	PRATT MICHAEL D & CYNTHIA D
2009-01-16	\$1,631.51	2008	Payment	PRATT MICHAEL D & CYNTHIA D
2008-01-31	\$3,240.82	2007		PRATT MICHAEL D & CYNTHIA D
2008-01-24	\$1,181.91	2007	Payment	PRATT MICHAEL D & CYNTHIA D
2008-01-14	\$1,571.92	2007	Payment	PRATT MICHAEL D & CYNTHIA D
2007-01-24	\$3,571.92	2006		PRATT MICHAEL D & CYNTHIA D
2007-01-16	\$1,164.90	2006	Payment	PRATT MICHAEL D & CYNTHIA D
2007-01-10	\$1,560.32	2006	Payment	MICHAEL DAVID PRATT
2006-01-24	\$7.00	2005	Payment	PRATT MICHAEL D

2005-12-15	\$4,182.80	2005		PRATT MICHAEL D
2005-12-14	\$1,700.03	2005	Payment	PRATT MICHAEL D
2005-12-14	\$1,266.39	2005	Payment	PRATT MICHAEL D
2005-03-30	\$1,895.22	2004	Payment	PRATT MICHAEL D
2005-01-18	\$4,146.40	2004		PRATT MICHAEL D
2004-12-23	\$1,289.46	2004	Payment	PRATT MICHAEL D
2004-01-21	\$3,997.72	2003		PRATT MICHAEL D
2004-01-07	\$1,780.47	2003	Payment	PRATT MICHAEL D
2003-12-31	\$1,309.98	2003	Payment	PRATT MICHAEL D
2002-12-05	\$1,396.86	2002	Payment	PRATT MICHAEL D
2002-12-02	\$1,086.66	2002	Payment	PRATT MICHAEL D
2001-12-31	\$904.24	2001	Payment	PRATT MICHAEL D
2001-12-31	\$44.57	2001	Payment	PRATT MICHAEL D
2001-12-31	\$1,450.73	2001	Payment	PRATT MICHAEL D
2001-03-19	\$154.14	2000	Payment	PRATT MICHAEL D
2001-03-19	\$7.71	2000	Payment	PRATT MICHAEL D

PAYMENT RECORD



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

Certified Owner:

PRATT MICHAEL D & CYNTHIA D
3808 WAVERLY BND
KATY , TX 77450-8016

Legal Description:

CINCO RANCH INSTITUTIONAL CORE SEC 1,
BLOCK 1, LOT 11

Parcel Address: 3803 WAVERLY BND

Legal Acres: 0.0000

Account No: 2275-01-001-0110-914

Year : 2014

Print Date : 06/15/2015

Operator Code: WEB-PRINT

Rec Type : Levy

Year	Tax Unit Name	Tax Value	Tax Rate	Levy	Penalty & Interest	Coll. Fee	Refund	Total
2014	KATY ISD	294,690	1.526600	4,498.74	404.89	0.00	0.00	4,903.63
2014	FORT BEND ESD#2	247,752	0.098000	242.80	21.85	0.00	0.00	264.65
2014	WILLOWFORK DRAINAGE	309,690	0.190000	588.41	52.96	0.00	0.00	641.37
2014	CINCO MUD 2	309,690	0.470000	1,455.54	131.00	0.00	0.00	1,586.54
2014	FORT BEND CO DRAINAGE	247,752	0.022000	54.51	4.91	0.00	0.00	59.42
2014	FORT BEND CO GEN FND	247,752	0.472760	1,171.27	105.41	0.00	0.00	1,276.68
Levy Total :				\$8,011.27	\$721.02	\$0.00	\$0.00	\$8,732.29
Gross Total :				\$8,011.27	\$721.02	\$0.00	\$0.00	\$8,732.29
Grand Total :				\$8,011.27	\$721.02	\$0.00	\$0.00	\$8,732.29

LAST PAYMENT DATE: 03/22/2015

Payment Receipt Dates:

03/22/2015

DUPLICATE TAX RECEIPT



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

Certified Owner:

PRATT MICHAEL D & CYNTHIA D
3808 WAVERLY BND
KATY, TX 77450-8016

Legal Description:

CINCO RANCH INSTITUTIONAL CORE SEC 1,
BLOCK 1, LOT 11

Parcel Address: 3803 WAVERLY BND
Legal Acres: 0.0000

Remit Seq No: 28998119
Receipt Date: 03/22/2015
Deposit Date: 03/24/2015
Print Date: 07/10/2015 04:03 PM
Printed By: RAQUELA

Deposit No: EK350324
Validation No: 2
Account No: 2275-01-001-0110-914
Operator Code: GUEBARA

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Katy Isd	TL	294,690	1.526600	4,498.74	404.89	0.00	4,903.63
2014	Fort Bend Esd#2	TL	247,752	0.098000	242.80	21.85	0.00	264.65
2014	Willowfork Drainage	TL	309,690	0.190000	588.41	52.96	0.00	641.37
2014	Cinco Mud 2	TL	309,690	0.470000	1,455.54	131.00	0.00	1,586.54
2014	Fort Bend Co Drainage	TL	247,752	0.022000	54.51	4.91	0.00	59.42
2014	Fort Bend Co Gen Fnd	TL	247,752	0.472760	1,171.27	105.41	0.00	1,276.68
					\$8,011.27	\$721.02	\$0.00	\$8,732.29

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Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

HOMESTEAD

PAYMENT TYPE:

Credit Cards: \$8,732.29

Total Applied: \$8,732.29

Change Paid: \$0.00

PAYER:

Michael Pratt
3803 Waverly Bend
Katy, TX 77450

ACCOUNT PAID IN FULL