

From: Mark Burroughs [mailto:attyburroughs@dentonlawyer.com]
Sent: Friday, December 07, 2012 12:58 PM
To: Eldridge, Jenequa T
Subject: Re: Waiver Documentation for Accounts 256241DEN & 32755DEN

Based upon the documentation provided by the Denton County Tax Office, each of the two requests for waiver of penalties and interest arise from errors in updating appraisal records, which culminated in their delinquency.

For this reason, as provided by the Texas Property Tax Code, I concur with the Denton County Tax Assessor's recommendation for waiver of the penalty and interested as requested for account numbers 256241DEN and 32755DEN.

Mark Burroughs

Sent from my iPhone

EMAILED 11/30/12



OFFICE OF
STEVE MOSSMAN
STATE AND COUNTY ASSESSOR-COLLECTOR OF TEXAS
MICHELLE FRENCH, CHIEF DEPUTY
DENTON COUNTY TAX OFFICE
P.O. Box 90223
DENTON, TEXAS 76202
E-MAIL: steve.mossman@dentoncounty.com



November 28, 2012

Board of Trustees
Denton Independent School District
P.O. Box 2387
Denton, Texas 76202

Re: Request for waiver of penalty and interest on property tax account 32755DEN

Greetings,

Attached is a request for waiver of penalty and interest on the above property tax account.

Waiver of penalty and interest is recommended.

Attached is the tax payer's written request for waiver of penalty and interest assessed on one of their property accounts. There was an Appraisal District error in entering the deed on file with the County Clerk (CAD statement attached). This error caused the tax statements to be sent to the prior owner.

The property owner has paid the tax plus the penalty and interest in a timely manner. The total penalty and interest paid on the ISD portion of the tax was \$156.65.

The circumstance relative to the incorrect address and that the owner has paid the tax, penalty and interest seems to satisfy the requirements of Texas Property Tax Code §33.011 for approving this waiver request.

Please consult your tax collection attorney if there are questions concerning this account and the waiver request.

Sincerely,


Steve Mossman, RTA

July 21, 2012

Steve Mossman, Denton County Tax Assessor/Collector
PO Box 90223
Denton, TX 76202

32755DEN

RE: 32755DEN

Dear Mr. Mossman,

We own the building at 118/120 E. McKinney. However the tax office calls it 216 N. Austin Street. I paid the tax bill for 32737DEN (216 Austin & 118-22 E McKinney) on 1/20/12 with check #1671 in the amount of \$13,783.91. So, of course, I thought the tax bill for this particular property was paid for.

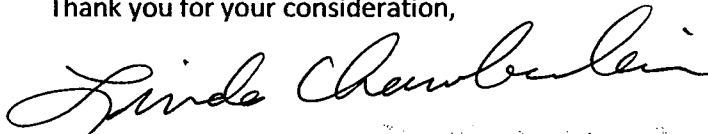
This month (July 2012) I just now received a tax bill for 32755DEN (also for 216 Austin). If I would've received this bill in a timely manner, I most certainly would have paid it before the end of January 2012. If you will do a search of all the properties Alan Chamberlain, Alan and Linda Chamberlain or The Chamberlain Trust own, you will find that we always pay our tax bills on time if not before. From researching back I see that I did in fact pay for 32755DEN in an on time manner and so must have received the tax statement from either your office or from the previous owner in a timely manner. We bought the property from Elk River Investments.

About the same time I received the tax bill for 32755DEN this July, I also received a forward from Elk River with a notice of tax lien from McCreary Veselka Bragg & Allen P.C., so I'm surmising that the tax bill must have been first sent to Elk River Investments this year.

Enclosed you will find payment for \$799.75 for the total base tax for 32755DEN. I'm writing to request that you credit the penalty & interest and the collection fee as I believe I have shown we would have paid if we would've received the bill on time. I have no idea why the bill would still be sent to the old owner or whose responsibility that is. And, I would ask that you take into consideration the fact that since we did receive and pay for 32737DEN that of course, it would make us think we had paid the total tax bill for this property for the year.

Please correct the owner and billing address to ensure we receive and can pay this on time in future years. Also, if you can shed any light on why we receive 2 bills for the same building, we would appreciate that information as well.

Thank you for your consideration,



Linda Chamberlain
940 566 1409

Enc: Check #1765 and supporting documentation

Steve Mossman

From: Connie Bradshaw [connieb@dentoncad.com]
Sent: Monday, July 30, 2012 4:48 PM
To: Steve Mossman
Subject: 32755

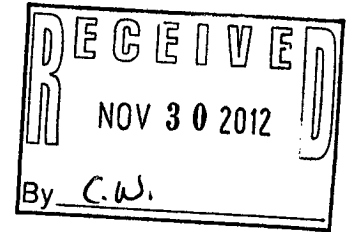
Mr. Mossman:

According to information received, the ownership transfer delay was due to a missed deed. The deed was recorded on 8/31/2010, we transferred the ownership on June 7, 2012.

Connie Bradshaw, RTA
Denton Central Appraisal District
Director of Customer Service
www.dentoncad.com
(940) 349-3821



OFFICE OF
STEVE MOSSMAN
STATE AND COUNTY ASSESSOR-COLLECTOR OF TEXAS
MICHELLE FRENCH, CHIEF DEPUTY
DENTON COUNTY TAX OFFICE
P.O. Box 90223
DENTON, TEXAS 76202
E-MAIL: steve.mossman@dentoncounty.com



November 27, 2012

Denton Independent School District
Board of Trustees
P.O. Box 2387
Denton, Texas 76202

Re: Request for waiver of penalty and interest on property tax account 256241DEN

Greetings,

Attached is a request for waiver of penalty and interest on the above property tax account (Copy attached).

Waiver of penalty and interest is recommended.

Attached is the tax payer's written request for waiver of penalty and interest assessed on one of their property accounts. There was an Appraisal District error in entering the mailing address from the deed on file with the County Clerk (Copy attached). This error caused the tax statements to be sent to an incorrect address.

The property owner has paid the tax plus the penalty and interest in a timely manner. The total penalty and interest paid on the ISD portion of the tax was \$254.44.

The circumstance relative to the incorrect address and that the owner has paid the tax, penalty and interest seems to satisfy the requirements of Texas Property Tax Code §33.011 for approving this waiver request.

Please consult your tax collection attorney if there are questions concerning this account and the waiver request.

Sincerely,

Steve Mossman, RTA

Ana Dowden
1412 Morin Dr.
Denton TX 76207

2576241 DENI

July 30, 2012

Subject: Tax payment for Ana Dowden

To whom it may concern.

I've received a first notification letter at the end of May, 2012, stating that I owed the amount of \$2,879.05 for property taxes for the year 2011. A total of \$3,310.91 with penalties for not paying on time. After calling the tax office, I was told to write a letter requesting a waiver for the penalties since the notification letter was sent to a different address and name. I wrote a letter on June 2 nd requesting a waiver, but I have not received and answer.

After several calls to your office again, trying to get help with this matter, I was told to pay the taxes to avoid more penalties and deal with the "problem" latter. I paid the total amount, included interests and I got to talked to Mr. Mossman who told me to call the Tittle Company and tell them the "situation" After trying to talk to Mr. John Holland, at the Title Company, for over a month, Mr. Holland was rude to me and told me that Mr. Mossman should pay for my taxes. He told me that if I call again, he will call the police and he hung the phone on me. I called back and he again hung the phone on me.

I'm requesting a waiver for the interests I've paid. I've not problem paying my taxes. When I bought my house, I was told by the Title Company that I will be notified by letter from the County Department when it will be time to make the payment and that I did not have to worry about it. However, as I've explained above, that did never happened till late May, I hope you understand that I was unable to pay because I was never notified of my property taxes payment. I have no problem paying for my taxes and I hope this will not happen again.

I have paid \$440.86 of penalties because of an obvious mistake. Please help. Thank you for your prompt response and attention to this matter.

Sincerely


Ana Dowden

GF#11.118261.CH

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: July 7, 2011

Grantor: Monica J. Windham and Victor W. Windham

Grantor's Mailing Address _____

Grantee Ana Dowden

Grantee's Mailing Address: 1412 Morin Drive, Denton, TX 76207-7783

Consideration:

Address Correct on deed

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to me in hand paid

Property (including any improvements):

Lot No. 24, Block No. 15 of NORTHPOINTE ADDITION PHASE II, an Addition to the City of Denton, Denton County, Texas, according to the Plat recorded in Volume V, Page 33 of the Map/Plat Records, Denton County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.