



**Address:** [2712 MILES CITY CT](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-3-14  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9780890237  
**Longitude:** -97.1314122935  
**TAD Map:** 2108-476  
**MAPSCO:** TAR-012Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-SOUTHLKE Block 3 Lot 14

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 1995

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$793,835

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06740065

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-3-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,804

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,471

**Land Acres<sup>\*</sup>:** 0.3092

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ARBOUZOV IVAN

**Primary Owner Address:**

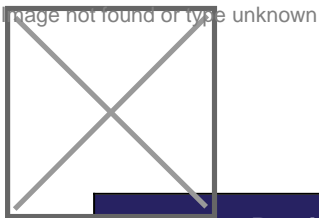
9816 COYOTE PASS TRL  
MCKINNEY, TX 75071

**Deed Date:** 9/24/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215219503](#)



| Previous Owners                | Date      | Instrument     | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------|-------------|-----------|
| WARD LEE;WARD MAUREEN          | 6/8/1999  | 00138660000414 | 0013866     | 0000414   |
| RUSH COLLEEN;RUSH DANIEL P     | 2/26/1999 | 00136820000399 | 0013682     | 0000399   |
| HOOD;HOOD ROGER W ETUX, MAR JR | 4/15/1997 | 00127370000055 | 0012737     | 0000055   |
| KRESLER HOMES INC              | 2/1/1995  | 00118970001889 | 0011897     | 0001889   |
| HAT CREEK LTD                  | 1/1/1994  | 00000000000000 | 0000000     | 0000000   |

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$561,860          | \$231,975   | \$793,835    | \$793,835                    |
| 2024 | \$561,860          | \$231,975   | \$793,835    | \$733,046                    |
| 2023 | \$525,265          | \$231,975   | \$757,240    | \$666,405                    |
| 2022 | \$507,434          | \$154,650   | \$662,084    | \$605,823                    |
| 2021 | \$396,098          | \$154,650   | \$550,748    | \$550,748                    |
| 2020 | \$397,945          | \$139,185   | \$537,130    | \$537,130                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.