

Single Family Residence **RESIDENTIAL**

123 RIVERSIDE DR

MONTGOMERY, IL 60538

\$273,158 TopHap Estimate · \$256 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,068 ft²

LIVING AREA

0.15 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$273K

\$265K low

\$281K high

Est. Owner Equity

\$90,008

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,739 (2025)
Assessed Value	\$79,418
Previous Assessed	\$70,377
Assessor Market Value	\$238,349

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KANE
Lot (acres)	0.14
Construction	Frame (Unspecified)
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2026	Financing	Mortgage			\$183K
Nov 4, 2015	Financing	Special Warranty Deed			
Aug 5, 2014	Recorded document	Trustees Deed			
Sep 17, 2008	Resale	Grant Deed	\$142,000	\$133	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nicholson Elementary School	Elementary	KG–5	0.3 mi
West Aurora High School	High	9–12	2.0 mi
Washington Middle School	Middle	6–8	2.3 mi

District: Aurora West Unit School District 129

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 60538

95 CRIME INDEX	85 AIR POLLUTION	29,644 POPULATION	\$84K MEDIAN IN-COME	49°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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