

Single Family Residence **RESIDENTIAL**

274 RIDGE AVE

WINNETKA, IL 60093

\$1,452,874 TopHap Estimate · \$517 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,810 ft²

LIVING AREA

0.21 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$1,385,000 · Nov 4, 2025

Est. Owner Equity

\$1,452,874

TAX & ASSESSMENT

Property Tax	\$25,014 (2023)
Assessed Value	\$107,900
Previous Assessed	\$107,898
Assessor Market Value	\$1,079,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	61 HEAT	66 STORM	40 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2025	Resale	Warranty Deed	\$1,385,000	\$493	
Mar 22, 2021	Resale	Warranty Deed	\$975,000	\$347	\$780K
Jul 14, 2012	Non-arms-length	Warranty Deed	\$875,000	\$311	\$700K
Jan 12, 2005	Resale	Warranty Deed	\$101,000	\$36	\$610K
Sep 26, 2000	Resale	Grant Deed	\$860,000	\$306	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Greeley Elementary School	Elementary	KG–4	0.6 mi
New Trier Township High School - Winnetka	High	10–12	0.7 mi
The Carleton W. Washburne School	Middle	7–8	1.0 mi

District: Winnetka School District 36

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 60093

53 CRIME INDEX	117 AIR POLLUTION	19,121 POPULATION	\$236K 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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