35 Rang B

Baie-Trinité

Home file — MonRôle, November 26, 2026
monrole.ca/en/p/120940

The assessment on the roll in force

Assessed value	**$82,700**
Land	**$12,800**
Building	**$69,900**

Source: the municipality's property assessment roll, published by the Ministère des Affaires municipales et de l'Habitation (MAMH).

What does 35 Rang B cost each year?

- Municipal tax: about $1,329 a year (estimate). The roll value times 1.6069 per $100: the town's 2024 global effective tax rate (2.6677), lowered for the 66% rise in all values in town since then. That rate is an average over every kind of property, not the residential rate on your bill; fixed fees and the school tax are not included.
  Source: Rapport financier des organismes municipaux, MAMH, 2024 (https://www.donneesquebec.ca/recherche/dataset/rapport-financier-des-organismes-municipaux-et-autres-documents)
- School tax 2026-2027: about $53 (estimate). Worked out as the roll value × 1.11 (the factor the MAMH published for 2026), less the first $25,000, at 0.07899 per $100, the single rate set by the Government of Québec. The real bill starts from the “adjusted” uniformized value: when a new roll takes effect, the rise or fall is phased in over a few years, so the bill can differ from this estimate.
  Source: School tax rate 2026-2027 (set by the Government of Québec), Centre de services scolaire des Premières-Seigneuries, 2026-08 (https://www.cssps.gouv.qc.ca/fileadmin/user_upload/Feuillet_taxe_scolaire_2026-2027.pdf)
- Transfer duties (“welcome tax”): at least $603 if the property were sold in 2026. Worked out as the roll value × 1.11 (the town's 2026 comparative factor) = $91,797, at the 2026 provincial brackets (0.5% up to $62,900, 1% up to $315,000, 1.5% above). The real base is the higher of the price and this amount; some transfers are exempt (for example between spouses or parent and child).
  Source: Duties on transfers of immovables, Government of Québec, 2026-02-17 (https://www.quebec.ca/gouvernement/gestion-municipale/finances-fiscalite-municipales/fiscalite/droits-mutations-immobilieres)

What is on and around the lot?

- The Government of Québec’s Contaminated Land Register lists no site within 250 m of this property’s point.
  Source: Contaminated Land Register, Government of Québec, 2026-11-10 (https://www.donneesquebec.ca/recherche/dataset/repertoire-des-terrains-contamines-gtc)
- The Government of Québec's map (ZEMT, ministère de la Sécurité intérieure) places this property's point in a coastal erosion constraint zone (St. Lawrence River and Gulf) (type E; 2010 map). The map describes such zones as protection strips where various interventions must be regulated (« bandes de protection où différentes interventions doivent être réglementées »), so some work there falls under municipal rules.
  Source: Coastal erosion and ground movement constraint zones (ZEMT), ministère de la Sécurité intérieure, 2026-09-10 (https://www.donneesquebec.ca/recherche/dataset/zones-contraintes-erosion-et-mouvements-de-terrain-zemt)
- This lot is outside the agricultural zone on the CPTAQ map.
  Source: CPTAQ — Zone agricole transposée au Cadastre du Québec, 2026-05-01 (https://www.donneesquebec.ca/recherche/dataset/zone-agricole-transposee-au-cadastre-du-quebec)

The history

- Since 2022, this property's assessment has risen 78%; the median for residential properties in Baie-Trinité on both rolls: 45%.
  Source: Rôles d'évaluation foncière, MAMH (MonRôle calculation), 2026 (https://www.donneesquebec.ca/recherche/dataset/roles-d-evaluation-fonciere-du-quebec)

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