76 Rue Champlain

Fermont

Home file — MonRôle, November 29, 2026
monrole.ca/en/p/17183

The assessment on the roll in force

Assessed value	**$2,900**
Land	**$2,900**
Building	**$0**

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

What does 76 Rue Champlain cost each year?

- Municipal tax: about $16 a year (estimate). The roll value times 0.5439 per $100: the town's 2024 global effective tax rate (0.8215), lowered for the 51% 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)

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)
- 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)

What is near 76 Rue Champlain?

- Nearest schools, as the crow flies: Polyvalente Horizon-Blanc (public, secondary) 1.1 km away; École de Fermont (public, primary) 1.1 km away; École des Découvertes (public, primary) 1.1 km away. School catchment maps are not published: the neighbourhood school is set by the school service centre (or school board).
  Source: Location of educational institutions in Quebec's school network, Ministère de l'Éducation, 2026-11-09
  (https://www.donneesquebec.ca/recherche/dataset/localisation-des-etablissements-d-enseignement-du-reseau-scolaire-au-quebec)

The history

- Since 2022, this property's assessment has risen 7%.
  Source: Rôles d'évaluation foncière, MAMH (MonRôle calculation), 2026
  (https://www.donneesquebec.ca/recherche/dataset/roles-d-evaluation-fonciere-du-quebec)

Public data compiled by MonRôle; MonRôle is not affiliated with any municipality. This document is not an appraisal.