21 Chemin Mongo

Escuminac

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The assessment on the roll in force

Assessed value	**$65,500**
Land	**$22,900**
Building	**$42,600**

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

What does 21 Chemin Mongo cost each year?

- School tax 2026-2027: about $40 (estimate). Worked out as the roll value × 1.15 (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 $439 if the property were sold in 2026. Worked out as the roll value × 1.15 (the town's 2026 comparative factor) = $75,325, 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; 2012 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)

What is near 21 Chemin Mongo?

- Nearest schools, as the crow flies: École Intermédiaire d'Escuminac (public, primary and secondary) 1.8 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 31%; the median for residential properties in Escuminac on both rolls: 33%.
  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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