# 321 Avenue des Ormes

Montréal

Home file — MonRôle, November 24, 2026

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## The assessment on the roll in force

| | |
|---|---|
| Assessed value | **$806,400** |
| Land | **$442,400** |
| Building | **$364,000** |

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

## What does 321 Avenue des Ormes cost each year?

- Municipal tax: about $4,997 a year (estimate). The roll value times 0.6197 per $100: the town's 2024 global effective tax rate (0.7066), lowered for the 14% 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 $617 (estimate). Worked out as the roll value × 1.00 (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 $10,206 if the property were sold in 2026. Worked out as the roll value × 1.00 (the town's 2026 comparative factor) = $806,400, 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). Montréal applies higher rates (2% to 4%) above $552,300, so the real amount there is higher.
  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)
- 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 building

- Permits issued by the City of Montréal for this address: 2004-04-08, Construction (Résidentiel); 1999-04-14, Construction (Résidentiel); 1997-02-21, Construction (Résidentiel).
  Source: City of Montréal, building permits (open data), 2026-11-05 (https://donnees.montreal.ca/dataset/permis-construction)

## What is near 321 Avenue des Ormes?

- Nearest schools, as the crow flies: École John-F.- Kennedy (public, primary and secondary) 880 m away; École Jonathan-Wilson (public, primary) 1.4 km away; École primaire Terry-Fox (public, primary) 1.4 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 48%; the median for residential properties in Montréal on both rolls: 52%.
  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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