# Avenue Champlain

Saint-Armand

Home file — MonRôle, November 28, 2026
monrole.ca/en/p/3209879

## The assessment on the roll in force

| | |
|---|---|
| Assessed value | **$122,400** |
| Land | **$68,700** |
| Building | **$53,700** |

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

## What does Avenue Champlain cost each year?

- Municipal tax: about $645 a year (estimate). The roll value times 0.5267 per $100: the town's 2024 global effective tax rate (0.8589), lowered for the 63% 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)
- Transfer duties (“welcome tax”): at least $946 if the property were sold in 2026. Worked out as the roll value × 1.03 (the town's 2026 comparative factor) = $126,072, 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)
- According to the Government of Québec's flood-risk zone database (BDZI), this property's point lies in a zone the source calls « Zone de grand courant » (the part of the floodplain that can be flooded by a 20-year flood). The database compiles the official maps; where they differ, the original map prevails. Original report: CEHQ 16-001 (2006-01).
  Source: Flood-risk zone database (BDZI), ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs, 2022-07-28 (https://www.donneesquebec.ca/recherche/dataset/base-de-donnees-des-zones-inondables)
- 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 Avenue Champlain?

- Nearest schools, as the crow flies: École Notre-Dame-de-Lourdes (public, primary) 2.9 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 30%.
  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.**