Avenue 53E

Laval

Home file — MonRôle, November 24, 2026
monrole.ca/en/p/34541

The assessment on the roll in force

Assessed value	**$236,000**
Land	**$236,000**
Building	**$0**

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

What does Avenue 53E cost each year?

- Municipal tax: about $1,430 a year (estimate). The roll value times 0.6060 per $100: the town's 2025 global effective tax rate (0.6506), lowered for the 7% 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, 2025
  (https://www.donneesquebec.ca/recherche/dataset/rapport-financier-des-organismes-municipaux-et-autres-documents)
- Transfer duties (“welcome tax”): at least $2,116 if the property were sold in 2026. Worked out as the roll value × 1.03 (the town's 2026 comparative factor) = $243,080, 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 a site about 20 m from this property’s point (address in the register: 5555, boulevard Dagenais (Laval-Ouest) Ouest, Laval (Québec); rehabilitation: completed in 2010).
  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 Avenue 53E?

- Nearest schools, as the crow flies: École Fleur-de-vie (public, primary) 720 m away; École Raymond (public, primary) 970 m away; Académie Chrétienne Rive Nord (private, primary and secondary) 1.2 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)

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