2328 Avenue Royale

Québec

Home file — MonRôle, November 23, 2026
monrole.ca/en/p/3690320

The assessment on the roll in force

Assessed value	**$535,000**
Land	**$308,000**
Building	**$227,000**

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

What does 2328 Avenue Royale cost each year?

- Municipal tax: about $5,137 a year (estimate). The roll value times 0.9602 per $100: the town's 2024 global effective tax rate (1.2283), lowered for the 28% 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 $6,778 if the property were sold in 2026. Worked out as the roll value × 1.08 (the town's 2026 comparative factor) = $577,800, 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). A town may set a higher rate on the part above $500,000, in which case the real amount 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)
- According to the Répertoire du patrimoine culturel du Québec, a classified heritage building, “Maison Tessier-Dit-Laplante”, is listed about 5 m from the point of this property. On a classified heritage building, some work may require an authorization under the Cultural Heritage Act.
  Source: Répertoire du patrimoine culturel du Québec (Quebec cultural heritage directory), Ministère de la Culture et des Communications, 2026-05-11 (http://www.patrimoine-culturel.gouv.qc.ca/rpcq/detail.do?methode=consulter&id=92818&type=bien)
- According to the Répertoire du patrimoine culturel du Québec, the point of this property lies within the protection area of “Maison Tessier-Dit-Laplante”. Within a protection area, some work may require an authorization under the Cultural Heritage Act.
  Source: Répertoire du patrimoine culturel du Québec (Quebec cultural heritage directory), Ministère de la Culture et des Communications, 2026-05-11 (http://www.patrimoine-culturel.gouv.qc.ca/rpcq/detail.do?methode=consulter&id=92818&type=bien)
- Municipal zone 53081Mb. No link to this zone's rules: ask the town for its “grille des spécifications”. For reference only: the town's bylaw is what counts.
  Source: Ville de Québec, 2026-09-06 (https://www.donneesquebec.ca/recherche/dataset/vque_56)
- 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 2328 Avenue Royale?

- Nearest schools, as the crow flies: École Beausoleil-et-du-Parc (public, primary) 210 m away; École de la Courvilloise (public, secondary) 740 m away; École de Boischatel (public, primary) 1.5 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)

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