321 Route 295

Auclair

Home file — MonRôle, November 28, 2026
monrole.ca/en/p/48057

The assessment on the roll in force

Assessed value	**$8,900**
Land	**$5,100**
Building	**$3,800**

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

What does 321 Route 295 cost each year?

- Municipal tax: about $137 a year (estimate). The roll value times the town's 2025 global effective tax rate (1.5385 per $100). We do not have enough past values to check whether values in town have moved since. 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 $53 if the property were sold in 2026. Worked out as the roll value × 1.18 (the town's 2026 comparative factor) = $10,502, 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)
- This lot is in the agricultural zone on the CPTAQ map: building, subdividing or changing use generally requires CPTAQ authorisation.
  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 321 Route 295?

- Nearest schools, as the crow flies: École du Jall (public, primary) 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)

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