2474-2476 Rue Everett

Montréal

Home file — MonRôle, November 29, 2026
monrole.ca/en/p/863359

The assessment on the roll in force

Assessed value	**$703,700**
Land	**$240,800**
Building	**$462,900**

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

What does 2474-2476 Rue Everett cost each year?

- Municipal tax: about $4,361 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 $536 (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 $8,666 if the property were sold in 2026. Worked out as the roll value × 1.00 (the town's 2026 comparative factor) = $703,700, 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 2 sites within 250 m of this property’s point; the nearest is about 230 m away.
  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

- According to the City of Montréal’s screening (2019-05-28), this address’s water service line: “The water test confirms that the service line is partly or entirely lead” (the city’s wording, translated). This is a screening done by the City with a portable device, not a laboratory analysis of the water.
  Source: City of Montréal, lead service line screening, 2026-11-11 (https://www.donneesquebec.ca/recherche/dataset/vmtl-depistage-entrees-service-plomb)
- Permits issued by the City of Montréal for this address: 2026-06-23, Transformation (Résidentiel); 2025-08-19, Transformation (Résidentiel); 2025-06-06, Transformation (Résidentiel).
  Source: City of Montréal, building permits (open data), 2026-11-05 (https://donnees.montreal.ca/dataset/permis-construction)

What is near 2474-2476 Rue Everett?

- Nearest schools, as the crow flies: École Saint-Barthélemy, pavillon des Érables (public, primary) 320 m away; École Saint-Mathieu (public, primary) 440 m away; École secondaire John F. Kennedy (public, secondary) 620 m 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 50%; 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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