9E Rang

Saint-Valère

Home file — MonRôle, November 28, 2026
monrole.ca/en/p/1160796

The assessment on the roll in force

Assessed value	**$328,100**
Land	**$272,100**
Building	**$56,000**

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

What does 9E Rang cost each year?

- Transfer duties (“welcome tax”): at least $4,607 if the property were sold in 2026. Worked out as the roll value × 1.32 (the town's 2026 comparative factor) = $433,092, 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 9E Rang?

- Nearest schools, as the crow flies: École Coeur-Immaculé (public, primary) 2.8 km away; École La Sapinière - Amédée-Boisvert (public, primary) 4.5 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)

The history

- Since 2022, this property's assessment has risen 19%.
  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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