# 11E Rang

Saint-Valère

Home file — MonRôle, November 28, 2026
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## The assessment on the roll in force

| | |
|---|---|
| Assessed value | **$554,600** |
| Land | **$501,600** |
| Building | **$53,000** |

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

## What does 11E Rang cost each year?

- Transfer duties (“welcome tax”): at least $9,092 if the property were sold in 2026. Worked out as the roll value × 1.32 (the town's 2026 comparative factor) = $732,072, 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)
- 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 11E Rang?

- Nearest schools, as the crow flies: École Monseigneur-Grenier (public, primary) 3.5 km away; École Notre-Dame-de-l'Assomption (public, primary) 4.4 km away; École La Myriade J.-P.-H.-Massicotte (public, primary and secondary) 4.8 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)

## The history

- Since 2022, this property's assessment has risen 30%.
  Source: Rôles d'évaluation foncière, MAMH (MonRôle calculation), 2026 (https://www.donneesquebec.ca/recherche/dataset/roles-d-evaluation-fonciere-du-quebec)

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