400 Rue Wright

Montréal

Home file — MonRôle, November 23, 2026
monrole.ca/en/p/1623342

The assessment on the roll in force

Assessed value	**$4,396,100**
Land	**$1,515,200**
Building	**$2,880,900**

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

What does 400 Rue Wright cost each year?

- Municipal tax: about $27,244 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)
- Transfer duties (“welcome tax”): at least $64,052 if the property were sold in 2026. Worked out as the roll value × 1.00 (the town's 2026 comparative factor) = $4,396,100, 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 3 sites within 250 m of this property’s point; the nearest is about 190 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

- Permits issued by the City of Montréal for this address (the 5 most recent): 2024-06-03, AB Abattage d'arbre (INDUSTRIE); 2002-11-11, AG AGRANDISSEMENT INT / EXT (INDUSTRIE); 2002-06-04, Z - Enseigne HP (COMMERCE DE DÉTAIL); 2001-09-10, Z - Démo Partiel Bat Princ HP (INDUSTRIE); 1992-05-22, Z-Autre - Const Accessoire HP (INDUSTRIE).
  Source: City of Montréal, building permits (open data), 2026-11-05 (https://donnees.montreal.ca/dataset/permis-construction)

What is near 400 Rue Wright?

- Nearest schools, as the crow flies: L'École Ali Ibn Abi Talib (private, primary and secondary) 530 m away; École Henri-Beaulieu (public, primary) 1.1 km away; École Alex Manoogian (private, primary and secondary) 1.3 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 130%.
  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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