4895 Boulevard de l'Ormière

Québec

Home file — MonRôle, November 25, 2026
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The assessment on the roll in force

Assessed value	**$1,255,000**
Land	**$940,000**
Building	**$315,000**

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

What does 4895 Boulevard de l'Ormière cost each year?

- Municipal tax: about $12,050 a year (estimate). The roll value times 0.9602 per $100: the town's 2024 global effective tax rate (1.2283), lowered for the 28% 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 $18,442 if the property were sold in 2026. Worked out as the roll value × 1.08 (the town's 2026 comparative factor) = $1,355,400, 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 1 site within 250 m of this property’s point; about 130 m away.
  Source: Contaminated Land Register, Government of Québec, 2026-11-10 (https://www.donneesquebec.ca/recherche/dataset/repertoire-des-terrains-contamines-gtc)
- Municipal zone 22034Cd. No link to this zone's rules: ask the town for its “grille des spécifications”. For reference only: the town's bylaw is what counts.
  Source: Ville de Québec, 2026-09-06 (https://www.donneesquebec.ca/recherche/dataset/vque_56)
- 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)

What is near 4895 Boulevard de l'Ormière?

- Nearest schools, as the crow flies: École du Buisson (public, primary) 420 m away; École Sainte-Monique (public, primary) 1.0 km away; École secondaire La Camaradière (public, secondary) 1.2 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 6%.
  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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