811 Chemin Island

Ormstown

Home file — MonRôle, November 21, 2026
monrole.ca/en/p/3227166

The assessment on the roll in force

Assessed value	**$4,648,500**
Land	**$4,271,500**
Building	**$377,000**

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

What does 811 Chemin Island cost each year?

- Municipal tax: about $33,172 a year (estimate). The roll value times the town's 2025 global effective tax rate (0.7136 per $100). 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, 2025 (https://www.donneesquebec.ca/recherche/dataset/rapport-financier-des-organismes-municipaux-et-autres-documents)
- Transfer duties (“welcome tax”): at least $83,875 if the property were sold in 2026. Worked out as the roll value × 1.23 (the town's 2026 comparative factor) = $5,717,655, 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)
- According to the Government of Québec's flood-risk zone database (BDZI), this property's point lies in a zone the source calls « Zone de crue 0-100 ans » (land flooded by a 100-year flood). The database compiles the official maps; where they differ, the original map prevails.
  Source: Flood-risk zone database (BDZI), ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs, 2022-07-28 (https://www.donneesquebec.ca/recherche/dataset/base-de-donnees-des-zones-inondables)
- 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 811 Chemin Island?

- Nearest schools, as the crow flies: École secondaire régionale Châteauguay Valley (public, secondary) 3.8 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 71%.
  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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