# Avenue 55E

Laval

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

| | |
|---|---|
| Assessed value | **$279,900** |
| Land | **$279,900** |
| Building | **$0** |

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

## What does Avenue 55E cost each year?

- Municipal tax: about $1,696 a year (estimate). The roll value times 0.6060 per $100: the town's 2025 global effective tax rate (0.6506), lowered for the 7% 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, 2025 (https://www.donneesquebec.ca/recherche/dataset/rapport-financier-des-organismes-municipaux-et-autres-documents)
- Transfer duties (“welcome tax”): at least $2,568 if the property were sold in 2026. Worked out as the roll value × 1.03 (the town's 2026 comparative factor) = $288,297, 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 a site about 10 m from this property’s point (address in the register: 5555, boulevard Dagenais (Laval-Ouest) Ouest, Laval (Québec); rehabilitation: completed in 2010).
  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)

## What is near Avenue 55E?

- Nearest schools, as the crow flies: École Fleur-de-vie (public, primary) 750 m away; École Raymond (public, primary) 1000 m away; Académie Chrétienne Rive Nord (private, primary and 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)

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