# Route Simoneau

Saint-Léandre

Home file — MonRôle, November 27, 2026
monrole.ca/en/p/3334920

## The assessment on the roll in force

| | |
|---|---|
| Assessed value | **$9,000** |
| Land | **$9,000** |
| Building | — |

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

## What does Route Simoneau cost each year?

- Transfer duties (“welcome tax”): at least $45 if the property were sold in 2026. Worked out as the roll value × 1.00 (the town's 2026 comparative factor) = $9,000, 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 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)

## The history

- Since 2022, this property's assessment has risen 34%.
  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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