# 3300 Rue de l'Éclipse

Brossard

Home file — MonRôle, November 28, 2026
monrole.ca/en/p/3420303

## The assessment on the roll in force

| | |
|---|---|
| Assessed value | **$24,327,000** |
| Land | **$3,148,700** |
| Building | **$21,178,300** |

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

## What does 3300 Rue de l'Éclipse cost each year?

- Municipal tax: about $151,387 a year (estimate). The roll value times the town's 2025 global effective tax rate (0.6223 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 $377,612 if the property were sold in 2026. Worked out as the roll value × 1.04 (the town's 2026 comparative factor) = $25,300,080, 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 250 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)

## What is near 3300 Rue de l'Éclipse?

- Nearest schools, as the crow flies: École de la Rue-de-Châteauneuf (public, primary) 860 m away; École Marcelle-Gauvreau (public, primary) 890 m away; École Harold-Napper (public, primary) 2.1 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 14%.
  Source: Rôles d'évaluation foncière, MAMH (MonRôle calculation), 2026 (https://www.donneesquebec.ca/recherche/dataset/roles-d-evaluation-fonciere-du-quebec)

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