


Understanding your bill

Notice of assessment



SERVICE DE L'ÉVALUATION FONCIÈRE
CP 422 SUCC SAINT-MARTIN
1333 BOUL CHOMEDEY
LAVAL QC H7V 3Z4
LAVAL.CA
Tél. 450 978-8777

Notice of Property Assessment

Municipalité locale de Laval
Roll in force for fiscal years 2025-2026-2027

For the first of fiscal years for which the property assessment roll of a municipality is prepared, a notice of assessment is sent to every person in whose name a unit of assessment is registered in accordance with the Act respecting municipal taxation. The purpose of this notice is to:

- provide the main information on the assessment roll relating to your property
- inform you of the applicable terms and conditions if you wish to have a correction made following an omission or inaccuracy on the assessment roll, and
- indicate the standardized value of your property. It is on the basis of this value that you must determine whether the assessment of your property is fair and reasonable.

Owner

BOULANGER BENOIT-JACQUES
1234, RUE DU BUISSON
LAVAL (STE-ROSE) QC H7L 8Z8

To apply for a review

Time limit	Amount to be included	Reference to the by-law
2025-04-30	350,00	L-12849

Address of the location where an application for review form may be obtained and where it may be handed in:
LAVAL.CA
VILLE DE LAVAL, SERVICE DE L'ÉVALUATION FONCIÈRE
CP 422 SUCC SAINT-MARTIN
1333 BOUL CHOMEDEY
LAVAL QC H7V 3Z4

Identification of the unit of assessment

Address:	1234, rue du Buisson
Cadastre(s) and lot number(s):	1234567
File number:	00000 0000 00 0000 0 000 0000
Main use:	

Owner

Name:	BOULANGER BENOIT-JACQUES
Mailing address:	1234, rue du Buisson Laval (Ste-Rose) QC H7L 8Z8

This notice is for the owner(s) identified above as well as any other people also listed as owner on the assessment roll.

Characteristics of the unit of assessment

Frontage (meters):	16,45	Registered forest area:	Non
Area of the land (sq. meters):	554,00	Number of rooms:	1
Agricultural zoning:	Unzoned	Number of dwellings:	1
Registered agricultural operation:	No	Number of non-residential premises:	0

Registered agricultural operation (RAO)

RAO zoned area (sq. meters):	0,00	Value of the land (RAO and agricultural zoned):	0
Total area of RAO (sq. meters):		Value of the building (RAO and agricultural zoned):	0
Area subject to maximum tax (sq. meters):	0,00		

Registered forest area (RFA)

Total area (sq. meters):	0,00	Area in agricultural area (sq. meters):	0,00
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Values on the assessment roll

Market reference date considered for entering the values on the roll: 2023-07-01			
Value of the land:	242 100	Value of the land on the previous roll:	173 800
Value of the building:	380 200	Value of the building on the previous roll:	285 900
Value of the immovable:	622 300	Value of the immovable on the previous roll:	459 700

Standardized value

Market reference date for establishing the standardized value: 2023-07-01			
Median proportion of the actual property value:	100 %	Standardized value of the immovable on the market reference date (value of the immovable x comparative factor of the roll):	
Comparative factor of the roll:	1,00		

Tax breakdown

Category and class of immovable for applying various tax rates: Residual			
Residential building subcategory	Résiduelle	Percentage applicable to determine the tax amount :	
Taxable value of the immovable:	622 300	Non-taxable value of the immovable:	

Breakdown of values

Taxability	Amount	Relevant legislative provision Law name	Article
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Notice of assessment

This notice, sent in the first year of the three-year roll, informs you of your property's assessed value and other important details.

Property assessment roll values

This section shows the assessment roll values for 2025-2027, which are based on market conditions as of July 1, 2023.

Understanding your bill

Tax bill

Tax base

To reduce the financial impact of the new assessment roll, City Council has taken advantage of a provision in the Act respecting municipal taxation in order to average the changes between the 2022-2024 and 2025-2027 rolls over a period of 3 years.

Reference number for paying online


This reference number is required to pay your property tax bill online through your financial institution.

Amount due

This is the total amount payable for the year.

Details of payment(s)

Payments must be made in full by the dates indicated. Register to receive your bill by email in order to benefit from automated reminder notices.



VILLE DE LAVAL
SERVICE DES FINANCES
CP 11051 SUCC CENTRE-VILLE
MONTREAL QC H3C 0R9
LAVAL, CA
TEL 450 978-5700

Municipal Tax Account

For the year 2025

of unit assessment registered on assessment roll

u Buisson

Description

GER BENOIT-JACQUES

JE DU BUISSON

STE-ROSE) QC H7L 8Z8

File number

00000000

Registration number

0000 00 0000 0 000 0000

Date sent

2025-02-17

Invoice number

AN2022-000000000

Taxation period

From 2025-01-01 to 2025-12-31

Basis of assessment

Year 2025

Year 2026

Year 2027

513 900

568 100

622 300

Reference no. for electronic payment

00000000000000000000

Account is for the owner(s) identified above as well as any other people also listed as owner on the assessment roll.

Tax breakdown							
Type of tax	Bylaw/reg.	Tax base	Basis of assessment	Rate	% of rate	Amount	
Property tax							
Base rate	L-13191	Value	513 900	0.005562		2 858,31	
Contribution							
Base rate - ARTM	L-13191	Value	513 900	0.000887		455,83	
Base rate - Water	L-13191	Value	513 900	0.000130		66,81	
Rates							
Water services		ing units	1	337.00		337,00	

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All payments made after the deadline of March 19th, 2025, will be subject to a late payment charge of 8.50%, for interest, and at the annual rate of 5% for penalties. Payable at most financial institutions. To be kept for tax purposes.

Payment dates in 6 or 12 instalments ()
If you opt to pay your tax bill in 6 equal instalments, the first payment will be due on the 19th day of the month of March, May, July, September, November and January. The total amount due will be \$147,60.
If you opt to pay your tax bill in 12 equal instalments, the first payment will be due on the 19th day of each month, with the first payment being on March 19th. The total amount due will be \$170,13.

Total amount of invoice: 3 717,95

Arrears as of 2025-02-17: 0

Amount due: 3 717,95

Interest as of 2025-03-19: 0

Penalties as of 2025-03-19: 0

Payment deadlines

1) 2025-03-19 1 858,98

2) 2025-06-17 1 858,97