

# Understanding your bill

## Notice of assessment



SERVICE DE L'EVALUATION  
FONCIERE  
CP 422 SUCC SAINT-MARTIN  
1333 BOUL CHOMEDEY  
LAVAL QC H7V 3Z4  
LAVAL.CA  
TELE: 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'EVALUATION FONCIERE  
CP 422 SUCC SAINT-MARTIN  
1333 BOUL CHOMEDEY  
LAVAL QC H7V 3Z4

#### 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.

#### Identification of the unit of assessment

Address: 1234, rue du Buisson  
Cadastral(s) and lot number(s): 1234567  
File number: 00000 0000 00000 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):	0,00	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 %  
Comparative factor of the roll: 1,00

Standardized value of the immovable on the market reference date (value of the immovable x comparative factor of the roll):

#### 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:

Amount	Relevant legislative provision	Article
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#### Breakdown of values

##### Taxability

#### 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

Municipal Tax Account		For the year 2025		
		File number	Registration number	
VILLE DE LAVAL SERVICE DES FINANCES CP 11061 SUCC CENTRE-VILLE MONTREAL QC H3C 0R9 LAVAL, QC TEL 450 978-5700		00000000	0000 00 0000 0 000 0000	
of unit assessment registered on assessment roll Owner's name Description		Date sent	Invoice number	
GER BENOIT-JACQUES DU BUISSON STE-ROSE) QC H7L 8Z8		2025-02-17	AN2022-0000000000	
		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 00000000000000000000000000000000		
Tax breakdown				
Type of tax	Bylaw/reg.	Tax base	Basis of assessment	Rate
Property tax Base rate	L-13191	Value	513 900	0.005562
Contribution Base rate - ARTM	L-13191	Value	513 900	0.000887
Base rate - Water	L-13191	Value	513 900	0.000130
Rates Water services		sq units	1	337.00
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.				
<b>Details of payment(s)</b> 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.				
0A All payments made after the deadline will be subject to interest at the annual rate of 8.50%, for interest, and at the annual rate of 10.50%, for penalties. Payable at most financial institutions. To be kept for tax purposes.				
<b>Payment dates in 6 or 12 instalments</b> If you opt to pay your tax bill in 6 equal instalments, the first payment will be on the 19th day of the month of March, May, July, September, November and December. The remaining 5 instalments will be \$147.60. If you opt to pay your tax bill in 12 equal instalments, the first payment will be on the 19th day of each month, with the first payment being on March 19th. The remaining 11 instalments will be \$170.13.				
Total amount of invoice: 3 717,95 Arrears as of 2025-02-17: 3 717,95 Amount due: 3 717,95 Interest as of 2025-03-19: 3 717,95 Penalties as of 2025-03-19: 3 717,95 <b>Payment deadlines</b> 1) 2025-03-19      1 858,98 2) 2025-06-17      1 858,97				