NEW TRIENNIAL ASSESSMENT ROLL 2027-2028-2029 FOR BLANC-SABLON

A new assessment roll has just been filed for September 15, 2026, for the Municipality of Blanc-Sablon. This is the 2027–2028–2029 triennial assessment roll, which will take effect on January 1st, 2027. Under the Municipal Taxation Act, the value of each assessment unit included in the roll is determined based on market conditions as of July 1st, 2025.

Market studies to balance the Municipality's new assessment roll were conducted by the firm of certified appraisers affiliated with the Fédération Québécoise des Municipalités (FQM). This external consulting firm is also responsible for maintaining and balancing the assessment rolls for the entire MRC Golfe-Du-Saint-Laurent and is mandated by the MRC to do so.

Overall, the total assessed value of all properties listed on the assessment roll has increased from $ 107 621 700 on the current roll to $ 134 444 100 for the new three-year assessment roll covering 2027–2028–2029. This represents a 24.9 % increase in the municipality's tax base over three years, or an average of 8.3 % per year. The majority of the municipality's tax base—85 % of it—consists of residential properties.

The table below shows the average value changes between the new roll 2027-2028-2029 and the current three -year roll ending December 31st, 2026:

Property type	Roll 2027-28-29	Roll 2024-25-26 Increase
Single family residence	$ 241 617	$ 196 595 + 22,9 %
Cabin properties	$ 46 211	$ 29 593 + 56,2 %
Vacant lots	$ 24 757	$ 14 826 + 67,0 %
Mobile home	$ 161 219	$ 126 333 + 27,6 %
Non-residential properties		Increase in value 21,6 %

These variations are obviously central trends and can vary from one property to another and depending on the sectors of the Municipality. As an indication, the average increase in the values observed in the various sectors of the Municipality is as follows:

« Blanc-Sablon » Sector – residential occupancy
Average increase in value of **39,6 %**

« Blanc-Sablon » Sector – non-residential occupancy
Average increase in value of **41,6 %**

« Lourdes-de-Blanc-Sablon » Sector – residential occupancy
Average increase in value of **25,5 %**

« Lourdes-de-Blanc-Sablon » Sector – non residential occupancy
Average increase of in value of **37,2 %**

« Brador » Sector
Average increase of value of **47,9 %**

For questions regarding your new municipal assessment, taxpayers may contact the Municipal Assessment Department of La Fédération Québécoise des Municipalités (FQM) at 1-800-416-6019.

In addition, any taxpayer who wishes to contest a new municipal assessment must file an application for a review of the assessment roll. The application for review must be made on the form prescribed by the *Act respecting municipal taxation*, before April 30th, 2027. These forms are available at the municipal office, and fees apply.

Following this request, a review of your property will be made by the municipal assessor and a written reply will be sent to you containing a new value proposition for your property, if applicable. When an agreement cannot be reached between the municipal assessor and the taxpayer, the taxpayer must then file an appeal before the Tribunal administrative du Québec within 60 days of the date of dispatch of the reply.

Source : Service d'évaluation municipal La Fédération Québécoise des municipalités (FQM)