

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 Senior and Long-Term Resident Senior Exemptions
July 1, 2026



Municipality	SENIOR EXEMPTIONS		LONG-TERM RESIDENT SENIOR EXEMPTIONS	
	Count	Exemption Value	Count	Exemption Value
01 Miami	4,459	187,428,009	1,528	57,007,189
02 Miami Beach	747	33,815,497	84	1,675,484
03 Coral Gables	222	10,879,893	17	825,914
04 Hialeah	5,180	226,731,208	1,853	78,068,576
05 Miami Springs	164	7,890,378	0	0
06 North Miami	636	26,399,829	115	2,773,392
07 North Miami Beach	600	24,804,950	0	0
08 Opa-locka	137	4,519,411	41	253,675
09 South Miami	77	3,502,016	0	0
10 Homestead	444	17,750,169	21	440,273
11 Miami Shores	0	0	0	0
12 Bal Harbour	8	325,000	0	0
13 Bay Harbor Islands	42	1,833,768	1	0
14 Surfside	57	2,773,922	0	0
15 West Miami	156	7,733,778	0	0
16 Florida City	0	0	0	0
17 Biscayne Park	27	1,273,814	0	0
18 El Portal	32	1,575,863	0	0
19 Golden Beach	0	0	0	0
20 Pinecrest	46	2,070,057	0	0
21 Indian Creek	0	0	0	0
22 Medley	10	362,703	3	23,539
23 North Bay Villae	54	2,396,612	12	341,517
24 Key Biscayne	34	1,650,000	0	0
25 Sweetwater	289	12,966,790	0	0
26 Virginia Gardens	45	2,119,242	17	904,000
27 Hialeah Gardens	468	20,483,344	81	1,980,865
28 Aventura	632	15,513,656	0	0
30 Unincorporated	17,458	774,433,316	3,940	168,822,534
31 Sunny Isles Beach	396	18,948,260	11	312,062
32 Miami Lakes	351	17,068,918	22	1,392,012
33 Palmetto Bay	131	6,375,070	13	552,986
34 Miami Gardens	1,683	67,471,850	583	10,822,508
35 Doral	273	13,274,139	14	780,786
36 Cutler Bay	439	20,534,129	64	2,625,750