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TYLER TECHNOLOGIES SIGNS $3 MILLION IN NEW PROPERTY APPRAISAL AND TAX CONTRACTS IN THE NORTHEAST

Dallas, May 20, 2004 – Tyler Technologies, Inc. (NYSE: TYL) announced today that its Cole Layer Trumble (CLT) division recently signed contracts valued at approximately $3 million for appraisal outsourcing projects and appraisal and tax software systems in the New England and mid-Atlantic areas.

The new contracts reflect the diversity of products and services provided by Tyler's CLT unit to assist local governments with their property tax functions, from ongoing reappraisal projects and new construction updates to systems that manage computer-assisted mass appraisal (CAMA) and image gathering. New contracts in Vermont include reassessment outsourcing projects for the cities of Burlington and Manchester, and data collection and verification for the city of Arlington. Tyler's new business in Connecticut includes appraisal assistance for the city of Groton, appraisal field work and permits for the city of Westport, and revaluation updates for the cities of Clinton, Newington and Northaven.

In addition, Tyler has signed a contract with the city of Southington, Connecticut valued at over $825,000 for a full reappraisal outsourcing project, along with the installation of Orion, Tyler's next-generation property tax administration software. Orion is a new browser-based system that provides assessing and taxing jurisdictions with an easy-to-learn and easy-to-use interface with property information databases. The software also offers imbedded document imaging, property inquiries and appeals, and extensive linking capabilities to track owners, related properties, multiple mailing addresses, and exemption information.

Southington Assessor Herb Braasch said, "Based on our longtime association with Tyler's CLT division, and the work, product, and attitude of their personnel, choosing them for these projects seemed like the only way to go."

Bath, Maine and Natick, Massachusetts have also chosen Orion as their mass appraisal and assessment administration solution. Orion is also being installed in a number of jurisdictions in Kansas and Texas.

Bruce Nagel, president of Tyler's Property Appraisal and Tax Division, commented, "We have a long history of providing mass appraisal outsourcing services and related tax software to assessing and taxing jurisdictions in the Northeast. Our recent success in winning new business and the strong acceptance of our next-generation software products ensure that our long-term relationships in the region will continue well into the future.

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"Historically, jurisdictions in the mid-Atlantic and New England areas have relied on a variety of appraisal software products from a number of vendors, including CLT's Univers, MAS, and OASIS legacy software products," continued Mr. Nagel. "Because of its deep domain expertise, Tyler Technologies is uniquely positioned to manage the appraisal and tax needs of cities, towns and counties with any type of existing software."

Paul Flynn, senior vice president and manager of the northeast region for Tyler's CLT division, said, "While we believe Tyler Technologies' appraisal and tax administration software is the best available, our experienced personnel have conducted revaluation projects and conversions with all types of software, including our competitors'. Tyler combines a familiarity with most CAMA systems with in-depth appraisal experience to create a knowledge base that is unmatched in the industry. This is the expertise that has gone into producing the state-of-the-art systems being marketed and installed by Tyler Technologies today."

Tyler's CLT division is the nation's largest provider of mass appraisal and property tax software and reassessment outsourcing services. Since its founding in 1938, CLT has provided appraisal outsourcing services and property tax administration software to over 1,200 assessing jurisdictions in the United States and Canada.

Based in Dallas, Tyler Technologies is a leading provider of end-to-end information management solutions and services for local governments. Tyler partners with clients to make local government more accessible to the public, more responsive to needs of citizens, and more efficient in its operations. Tyler's client base includes more than 6,000 local government offices throughout all 50 states, Canada, Puerto Rico and the United Kingdom. More information about Tyler Technologies can be found at www.tylerworks.com.

Tyler Technologies, Inc. has included in this press release "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 concerning its business and operations. Tyler Technologies expressly disclaims any obligation to release publicly any updates or revisions to these forward-looking statements to reflect any change in its expectations. These expectations and the related statements are inherently subject to risks and uncertainties that could cause actual results to differ materially from those set forth in, contemplated by, or underlying the forward-looking statements. The risks and uncertainties which forward-looking statements are subject to include, but are not limited to, the ability of the Company to successfully integrate acquisitions, changes in competition, changes in general economic conditions, changes in the budgets and regulatory environments of the Company's customers, risks associated with the development of new products and the enhancement of existing products, the ability to attract and retain qualified personnel, and other risks detailed from time to time in the Company's filings with the Securities and Exchange Commission.

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