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TYLER TECHNOLOGIES SIGNS CONTRACTS TO PROVIDE APPRAISAL AND DOCUMENT MANAGEMENT SOFTWARE TO LANCASTER COUNTY, NEBRASKA

Dallas, July 8, 2004 – Tyler Technologies, Inc. (NYSE: TYL) announced today that its Cole Layer Trumble (CLT) and Eagle divisions have signed contracts with Lancaster County, Nebraska, to provide software for the County's tax and assessment administration, appraisal, and document recording needs. The contracts, totaling nearly $1.5 million, mark a significant move forward for Lancaster County as it prepares to integrate functions between the assessment and register of deeds offices.

Lancaster County will implement Orion, Tyler's next-generation property tax administration product, to replace its legacy OASIS appraisal and tax administration software from Tyler's CLT division. The new Orion software, which is built on Tyler's Odyssey platform, will provide the County with a browser-based system that includes imbedded document imaging, property inquiries and appeals, and extensive linking capabilities to track owners, related properties, multiple mailing addresses, and exemption information. Lancaster County will use Orion applications for computer-assisted mass appraisal, assessment administration, personal property administration, inquiry and appeals tracking, tax billing and collection, and delinquent tax administration.

In addition, the Lancaster County Register of Deeds' office will implement eagle*recorder*™, Tyler's new n-tier document recording and imaging system, to support an annual recording volume of approximately 100,000 documents. The new system will manage cashiering, scanning, workflow, indexing and verification, basic optical character recognition, and reporting functions in the Register of Deeds' office. The system's Web services application program interface will allow non-Tyler applications to access recording data and images, and the County will use Web services to develop a portal for providing public access.

The project also includes implementing eagle*cm*™, Tyler's document and content management system, as a bridge between eagle*recorder* and Tyler's new Orion system. The selection of these compatible Tyler products highlights the benefits for jurisdictions looking for fully integrated solutions that will enable government offices to share information and streamline processes.

The Lancaster County project represents some important "firsts" for Tyler. In addition to being the first eagle*recorder* implementation in Nebraska, this is the first eagle*cm* interface to Orion and the first joint sale between Tyler's CLT and Eagle divisions.

Bruce Nagel, president of Tyler's Property Appraisal and Tax division, commented, "Lancaster County has been a client since 1992 and has provided leadership in the OASIS Users Group to help that product enjoy a long life cycle. It has now moved into a leadership position with our Orion product and in the integration of that product with other software products from Tyler. Our long relationship with Lancaster County is another example of what 'Tyler works' means to our clients."

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Steve Nieman, president of Tyler's Eagle division, added, "We are confident that Lancaster County will be the first of many counties who will take advantage of Tyler's ability to deliver tightly integrated, leading-edge technology solutions for multiple applications for local governments."

Lancaster County is home to Nebraska's state capital, Lincoln, and has an annual budget of more than $142 million. The County is situated in the southeastern portion of the state and has a total population of just over 250,000, with 232,000 in the city of Lincoln.

Lancaster County Assessor and Register of Deeds, Norman H. Agena said, "We have had a long-standing working relationship with Tyler's CLT division and the OASIS software system. We have complete confidence in Tyler and the new Orion software, and we are pleased and excited to be one of the first users of Orion and the eagle*recorder* system in our Assessor/Register of Deeds Office."

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. Since 1978, Tyler's Eagle division has been a national player in the recording and document management arena with 120 installations in clerk and recording offices in 15 states.

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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