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TYLER TECHNOLOGIES TO PROVIDE APPRAISAL AND SOFTWARE SERVICES TO LARGE AND SMALL PENNSYLVANIA COUNTIES

New contracts total nearly $1.4 million

Dallas, September 8, 2004 – Tyler Technologies, Inc. (NYSE: TYL) announced today that its Cole Layer Trumble (CLT) division has signed contracts with two Pennsylvania counties, Allegheny (Pittsburgh) and Montour, for assessment and consulting services. The contracts, totaling nearly $1.4 million, represent the range of services Tyler provides to both large and small taxing jurisdictions.

Allegheny County, with 560,000 parcels of property, has enlisted Tyler's services for assessment consulting, valuation modeling, public relations, review, and training in preparation for the County's 2006 property reassessment. Allegheny County successfully implemented Tyler's *i*asWorld assessment software in 2002 and will integrate processes with the county treasurer's office this year, enabling the assessor's and treasurer's offices to share information and streamline procedures.

In contrast, the contract with Montour County encompasses Tyler's turnkey appraisal service with a full reassessment of 8,200 parcels, from data collection to final valuation and notification. This rural county in the Susquehanna Valley is beginning work on its first property reassessment since 1958. Montour County has used Tyler's UNIVERS™ appraisal software and Landisc™ imaging system since 1999.

Montour County Chief Assessor Kathleen Shuler said, "We have been very happy with the UNIVERS and Landisc software and wanted to keep it in place to do our reassessment in Montour County. We have had a good working relationship with Tyler's CLT division personnel and look forward to continuing that relationship as we start the reassessment project. We believe that with CLT's many years of experience in conducting reassessments, its focus on public education, and its quality control and assurance procedures, we will achieve a superior project performance."

Bruce Nagel, president of Tyler's Property Appraisal and Tax Division, commented, "We have a long history of working for Pennsylvania assessing and taxing jurisdictions. These recent contracts are a continuation of that long tradition and they underscore our 'Tyler works' philosophy. In terms of parcel count, Allegheny is the largest county and Montour the smallest county in Pennsylvania, yet our software and services are world class, affordable, and most importantly, work across this wide scale of jurisdiction size."

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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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