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TYLER TECHNOLOGIES AWARDED PROPERTY REAPPRAISAL CONTRACT FOR MONTGOMERY COUNTY (DAYTON), OHIO

Dallas, August 16, 2006 -- Tyler Technologies, Inc. (NYSE: TYL) announced today that Montgomery County (Dayton), Ohio, has selected Tyler's CLT division to perform appraisal services, including a full reappraisal of the county's approximately 250,000 residential, commercial, and industrial properties. The reappraisal will continue through September 2008 for the county's sexennial 2008 reappraisal. In addition, Tyler Technologies will conduct appraisal work for new construction, manufactured homes and public utilities through December 2008.The combined value of the appraisal and new construction contracts is more than $5 million.

Andy Teed, president of Tyler's CLT division commented, "It is especially gratifying to work with Montgomery County, the home county of our Dayton office and the base of operations for CLT for more than 60 years. The County conducted a rigorous review of all proposals and required a thorough presentation of our services and abilities. This award is a tribute to the work ethic and expertise of our appraisal professionals."

Montgomery County Auditor Karl Keith was impressed with Tyler's credentials and presentation. "I am convinced that Tyler/CLT's professionalism and skills are best for Montgomery County, and I look forward to working with them toward a fair and equitable reappraisal," he said.

Montgomery County, located in the southwest quadrant of Ohio, is home to more than a half million people. It is the state's fourth most populous county and ranks among the 100 largest counties in the nation. Dayton is the county seat and is the largest city in Montgomery County, which has a total area of 464 square miles.

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 as the Cole Layer Trumble Company, the division has provided appraisal outsourcing services and property tax administration software to over 1,200 assessing jurisdictions in the United States and Canada.

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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. Tyler's client base includes more than 6,000 local government offices throughout all 50 states, Canada, Puerto Rico and the United Kingdom. *Forbes* Magazine named Tyler one of the "200 Best Small Companies" in America in 2004. 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, 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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