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TYLER TECHNOLOGIES SIGNS PROPERTY ASSESSMENT SOFTWARE CONTRACT WITH BUCKS COUNTY, PENNSYLVANIA

Dallas, December 18, 2008 -- Tyler Technologies, Inc. (NYSE: TYL) announced today that it has signed a contract to upgrade Bucks County, Pennsylvania, to Tyler's latest property tax software solution. The agreement, which is valued at over $2.4 million, includes software licenses, related professional services, ongoing maintenance and support. Bucks County first purchased Tyler's property assessment software in 1985.

Based on the contract, Bucks County will implement Tyler's *ias*World Web-based software to administer and manage property valuation data. The County's investment includes Tyler's Administration Assessment, Computer Assisted Mass Appraisal (CAMA), Tax Billing & Collection, and Inquiry & Appeals Tracking modules.

"Tyler's fully integrated assessment software solution will serve Bucks County well. It offers the flexibility and functionality the County requires to operate at its highest level of efficiency. We're pleased to provide Bucks County with a solution that will save them time and money by easing the management of assessment-related data," said Andrew D. Teed, president of Tyler's CLT Appraisal & Tax Solutions.

"Tyler's property assessment software is GIS compatible and will integrate with the Bucks County Recorder of Deeds' land records recording and imaging system. That's a major plus for us. We expect to increase our efficiency when printing tax bills, processing adjustments, tracking Homestead applications, and approvals and denials. In addition, our ability to track the entire appeal hearing process will be greatly enhanced and will eliminate redundant entries when attempting to track appeals' data," explained Barbara Krantz, Bucks County office manager for the Board of Assessment.

Krantz also noted that the system's ad hoc reporting capabilities will facilitate access to data and report preparation for tax authorities, as well as allow appraisers to locate comparable sales data easily. She believes Bucks County constituents will find the Web-based public access to be user friendly and the searches to be faster.

Located in southeastern Pennsylvania near Philadelphia, Bucks County is home to 610,000 residents, placing it among America's 100 most populous counties. The county covers 608 square miles and includes 23 boroughs and 31 townships.

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

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includes more than 7,000 local government offices throughout all 50 states, Canada, Puerto Rico and the United Kingdom. Tyler has been named one of "America's 200 Best Small Companies" for two consecutive years by *Forbes* Magazine and one of "America's 100 Most Trustworthy Companies" by Audit Integrity, an independent research firm. More information about Tyler Technologies can be found at www.tylertech.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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