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Tyler Technologies Expands Appraisal & Tax Solutions with spatialest® Product License Acquisition

Dallas, May 21, 2009 -- Tyler Technologies, Inc. (NYSE: TYL) has acquired from Causeway Data Communications (CDC) Ltd. of Coleraine, Northern Ireland, an exclusive North American and Caribbean license for spatialest®, the only fully integrated geographic information system (GIS)-computer assisted mass appraisal (CAMA) solution available in the market place today.

Established in 1997, CDC Ltd. specializes in software development and GIS consultancy services in the property appraisal industry. CDC Ltd. offered spatialest® as its flagship product in 2001. A powerful modeling toolset, the product integrates GIS and statistical functionality. It creates a unique approach to property appraisal by generating an estimate of property value using comparable sales information, intelligent property attribute comparison and proximity.

"We are thrilled to offer Tyler clients such an innovative tool," explained Andrew D. Teed, president of Tyler's Appraisal & Tax Solutions. "The spatialest® product will augment our current market and data analysis products and is yet another solution that supports Tyler's clear position as the leader in property valuation software."

Adrian Moore, managing director of CDC Ltd., added "We are delighted to enter into this mutually beneficial agreement with Tyler. As we diversify our business strategy to provide new products in other global market sectors, particularly the banking and mortgage lending industry, having Tyler take our innovative spatialest® product forward in the public sector tax and appraisal market, is a significant and very positive development for our company. "

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 8,000 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. More information about Tyler Technologies can be found at www.tylertech.com.

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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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