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Tyler Technologies Wins Appraisal Services Contract with Gwinnett County in Georgia

Dallas, February 9, 2010 – Tyler Technologies (NYSE: TYL) has reached an agreement with Gwinnett County, Georgia to provide commercial and industrial real property appraisal services for the County's Board of Assessors. The services, valued at $3.3 million, include sales validation, property valuation, and defense of values.

Tyler will work in tandem with Tax Management Associates, Inc. of Charlotte, N.C., who will be performing a personal property reassessment for the County.

Steve Pruitt, chief appraiser for the Gwinnett County Board of Assessors, explained that the stability of Tyler was a major factor in the County's selection of its services. "Tyler's product is its people—its feet on the street," he remarked. "While other companies secure a contract and then assemble a team to do the work, Tyler comes to us already staffed for the job. Each of them has valuable knowledge, some with a decade or more of experience." Pruitt added the County was looking for cohesive team of appraisers, each equally committed to the task at hand. "Other bidders would have just one or two principal people heading the project. If one became unavailable for whatever reason, their ability to perform is no longer valid. With Tyler, we don't have to worry about that."

"Gwinnett County identified several goals for their office and turned to Tyler for help in reaching them, finding efficiencies and cost savings in the process," commented David J. Johnson, president of Tyler's CLT Appraisal Services. "Tyler's experienced appraisal staff will provide expertise to fill the void left by retiring commercial/industrial county appraisers and will immediately apply its knowledge of the local market, saving the County valuable time that might have otherwise been needed to train appraisers. We're pleased to have been selected and look forward to a continuing successful partnership."

With a population of approximately 800,000, Gwinnett County is the second largest county in Georgia after Fulton County. It is the ninth fastest-growing county in the U.S. in terms of numeric increase. The county, founded in 1818, was named for Button Gwinnett, a delegate who signed the Declaration of Independence on behalf of Georgia. The county seat is Lawrenceville.

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 enable the public sector–cities, counties, schools and other government entities–to become more efficient, more accessible, and more responsive to the needs of citizens. Tyler's client base includes more than 8,000 local government offices

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throughout all 50 states, Canada, Puerto Rico and the United Kingdom. Tyler has been named one of "America's 200 Best Small Companies" for three consecutive years by Forbes Magazine. More information about Tyler Technologies can be found at www.tylertech.com.

This document may contain "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 that are not historical in nature and typically address future or anticipated events, trends, expectations or beliefs with respect to our financial condition, results of operations or business. Forward-looking statements often contain words such as "believes," "expects," "anticipates," "foresees," "forecasts," "estimates," "plans," "intends," "continues," "may," "will," "should," "projects," "might," "could" or other similar words or phrases. Similarly, statements that describe our business strategy, outlook, objectives, plans, intentions or goals also are forward-looking statements. We believe there is a reasonable basis for our forward-looking statements, but they are inherently subject to risks and uncertainties and actual results could differ materially from the expectations and beliefs reflected in the forward-looking statements. We presently consider the following to be among the important factors that could cause actual results to differ materially from our expectations and beliefs: (1) economic, political and market conditions, including the recent global economic and financial crisis, and the general tightening of access to debt or equity capital; (2) our ability to achieve our financial forecasts due to various factors, including project delays by our customers, reductions in transaction size, fewer transactions, delays in delivery of new products or releases or a decline in our renewal rates for service agreements; (3) changes in the budgets or regulatory environments of our customers, primarily local and state governments, that could negatively impact information technology spending; (4) technological and market risks associated with the development of new products or services or of new versions of existing or acquired products or services; (5) our ability to successfully complete acquisitions and achieve growth or operational synergies through the integration of acquired businesses, while avoiding unanticipated costs and disruptions to existing operations; (6) competition in the industry in which we conduct business and the impact of competition on pricing, customer retention and pressure for new products or services; (7) the ability to attract and retain qualified personnel and dealing with the loss or retirement of key members of management or other key personnel; and (8) costs of compliance and any failure to comply with government and stock exchange regulations. A detailed discussion of these factors and other risks that affect our business are described in our filings with the Securities and Exchange Commission, including the detailed "Risk Factors" contained in our most recent annual report on Form 10-K. We expressly disclaim any obligation to publicly update or revise our forward-looking statements.

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