

Washington County, Pennsylvania, Completes Successful Multi-Year Appraisal Project with Tyler Technologies

County's first property reassessment in 35 years establishes equitable values

PLANO, Texas – Nov. 15, 2016 – [Tyler Technologies, Inc.](#) (NYSE: TYL) announced today an efficient implementation of Tyler's CLT Appraisal Services™ and iasWorld® property appraisal and tax administration software with Washington County, Pennsylvania. The project, which began in 2013, was the county's first property reassessment since 1981.

Prior assessments of nearly 118,000 parcels only reflected 25 percent of their fair market value. The county retained Tyler to review all classes of real property, which encompassed residential, commercial and industrial, public utilities and agricultural properties. Following the initial data collection phase, Tyler estimated the fair market value for each property based on a review of recent sales transfers of real estate within the neighboring area, a visual inspection of the exterior appearance of each property, and a correlation of other unique factors that may have affected the valuation of the property. The reassessment was a significant undertaking and followed proven mass appraisal processes. Tyler worked in close collaboration with the county to collect data on each parcel and establish updated values on each property.

“Tyler helped us implement an entire refresh of our property records – including updating tax maps and capturing new street level images,” said Brad Boni, chief assessor for Washington County. “Tyler and Washington County have known each other for a long time, and we’ve built a very strong relationship. It was a long process, but Tyler provided us with expertise we needed and helped us feel comfortable. Overall, we’re very pleased with the outcome.”

In March 2016, the county released preliminary notices of new property values based on 100 percent of market value. Because previous valuations only reflected 25 percent of their fair market value, Tyler and the county jointly conducted informal reviews by appointment to educate property owners on how they calculated values and to explain the misunderstandings about tax rates adjustments. While this can often be a tumultuous process, especially given the fact that many residents had major changes in their property's fair market value, Tyler and the county focused on public information with an emphasis on education and community outreach.

“We made sure there was transparency with the county's residents during the entire reassessment, knowing that there would be a lot of questions,” said D.J. Johnson, president of Tyler's CLT Appraisal Services. “We provided training to county staff and members of the Board of Appeals and also made presentations to various civic groups and school boards so everyone felt prepared and properly informed.”

In addition to using Tyler's iasWorld solution, Washington County simultaneously used an older, legacy system during the reassessment. While integrating two databases was a challenge, the

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county is currently transitioning to use the iasWorld solution exclusively. They will benefit from Tyler's evergreen perpetual licensing approach that provides regular and significant, yet manageable, software enhancements without additional relicensing fees, ensuring all systems are the latest technology.

Washington County has about 208,000 residents; its county seat is the city of Washington, which is about 30 miles southwest of Pittsburgh.

About Tyler Technologies, Inc.

Tyler Technologies (NYSE: TYL) is a leading provider of end-to-end information management solutions and services for local governments. Tyler partners with clients to empower the public sector — cities, counties, schools and other government entities — to become more efficient, more accessible and more responsive to the needs of their constituents. Tyler's client base includes more than 14,000 local government offices in all 50 states, Canada, the Caribbean, the United Kingdom and other international locations. In 2016, Forbes ranked Tyler on their "Most Innovative Growth Companies" list, and it has also named Tyler one of "America's Best Small Companies" eight times. The company has been included six times on the Barron's 400 Index, a measure of the most promising companies in America. More information about Tyler Technologies, headquartered in Plano, Texas, can be found at www.tylertech.com.

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