

Lorain County Legal Description FAQs:

Parcel Numbering System:

Sample: 06-26-054-000-001
06 – township number
26 – tract number
054 – original lot number
000 – block number
001 – parcel

Township:	Included Cities/Villages:	Section/Orig. Lot:	Tracts:
01 – Brownhelm	Vermilion, Lorain	Original Lot	Gore Strip
02 – Black River	Lorain, Amherst	Original Lot	1, 2, 3
03 – Sheffield	Shef. Lake, Sheff. Vil., Lorain	Original Lot	
04 – Avon	Avon, Avon Lake	Section	
05 – Amherst	Amherst, S. Amh., Elyria, Lorain	Original Lot	
06 – Elyria	Elyria, Lorain	Original Lot	See Below
07 – Ridgeville	North Ridgeville	Original Lot	
08 – Henrietta		Original Lot	12 – 15, Gore Strip
09 – Russia	Oberlin, South Amherst	Original Lot	
10 – Carlisle	Elyria, Grafton	Section	
11 – Eaton	Elyria, Grafton	Original Lot	
12 – Columbia		Original Lot	
13 – Camden	Kipton	Original Lot	8-11, Gore Strip
14 – Pittsfield	Oberlin	Original Lot	
15 – Lagrange	Lagrange	Original Lot	
16 – Grafton	Grafton	Original Lot	
17 – Brighton		Original Lot	6-8, Gore Strip
18 – Wellington	Wellington	Original Lot	
19 – Penfield		Original Lot	1-6
20 – Rochester	Rochester	Original Lot	3-6, Gore Strip
21 – Huntington	Wellington	Original Lot	1-11

Elyria Tract Names:

Tract number is NOT required on the legal description; tract name IS required for all tracts in Elyria Township

Tract Number:

- 21 – Newberry Tract
- 22 – Burrell & Day Tract
- 23 – Brace Tract
- 24 – West of the Black River
- 25 – East of the Black River
- 26 – Between the Branches of the Black River

If the parcel is in a city why do I need to include the township name?

The township name is a geographic identifier and must be included in every legal description. Some cities exist in parts of more than one township.

How do I know what township my parcel is in if it is not specified in a prior deed reference?

The first two digits of the parcel number indicate the township. Please see the attached list of townships and the parcel number key.

Should I include the township number in the legal description?

Townships are numbered for the assignment of parcel numbers. Township numbers should not be included in the legal description.

Is there a difference between Section and Original Lot?

Yes, while they look the same on a map the section or original lot caption must be appropriate for the township in question. Please see the attached township list.

What is the story with Elyria Township tracts?

When Elyria Township was originally surveyed the tracts were given names (see attached list). These are the official names and should be included with every legal description. The Elyria tracts were numbered for parcel numbering in 1962, but these numbers should not be included in the legal description.

Are there any other “named” tracts?

Yes, the Gore Strip on Lorain County’s western border was survey correction area between Lorain, Erie, and Huron Counties. It appears as Tract 20 in Brownhelm, Henrietta, Camden, Brighton, & Rochester townships. These tracts should be referred to as the Gore Strip in legal descriptions.

Where can I find an ordinance or resolution number vacating an alley or street?

Ordinances (cities) and Resolutions (twps & county) are typically recorded by the Lorain County Recorder. In many cases the document may still be on file with the issuing govt. body.

How crucial is spelling to the legal description?

All legal descriptions with spelling errors will be returned for correction, regardless of the error.

Do all of the ‘caption phrases’ need to be included in a certain order?

No. The following geographic components must appear in the legal description in any order or placement: State of Ohio, County of Lorain, Township Name, City Name (if applicable), Tract name or number (if applicable), Section or Original Lot.

Why is it vital that parcel numbers be correct on legal descriptions for court filings?

The Lorain County Clerk of Courts records the parcel numbers on foreclosure filings. The parcel numbers are used for cross-referencing the parcels with Lorain County Auditor’s data. All legal descriptions with incorrect parcel numbers will be returned.

What happens if my legal description cannot be corrected?

In the event that a legal description does not conform to Lorain County Standards the legal can be marked “Survey before next transfer” or “Update legal before next transfer”. The legal can transfer but action must be taken before the next transfer.