

MIRABELLA AT ASU

Report ID: CCN 035300
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§ 1 Facility Identity

Facility	MIRABELLA AT ASU
CCN	035300
Location	65 EAST UNIVERSITY AVENUE, TEMPE, AZ, 85281
Ownership type	Non profit - Corporation
Certified beds	21

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	7 (up from 0 in the prior 24 months)
Deficiency citations — prior 24 months	0
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$0
AZ state average	\$8,928 (this facility is 0.0× the AZ average)
National average	\$31,239 (this facility is 0.0× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 7 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F578	Honor the resident's right to request, refuse, and/or discontinue treatment, to participate in or refuse to participate in experimental research, and to formulate an advance directive.	E	Standard survey
F756	Ensure a licensed pharmacist perform a monthly drug regimen review, including the medical chart, following irregularity reporting guidelines in developed policies and procedures.	E	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Complaint
F605	Prevent the use of unnecessary psychotropic medications or use medications that may restrain a resident's ability to function.	D	Standard survey
F759	Ensure medication error rates are not 5 percent or greater.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: PACIFIC RETIREMENT SERVICES (10 facilities); Owner on file: WASHINGTON FEDERAL (organization)
Ownership chain	PACIFIC RETIREMENT SERVICES (10 facilities)
Penalties vs chain average	\$0 vs \$1,003 (0.0× the chain average)
Current deficiencies vs chain average	7 vs 3.7 (1.9× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 3.4 · US avg 3)
Health inspection	3 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 4.6 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/035300
Snapshot SHA-256	0970185bd1b0d1ee852e17a03d88ce19936b015ed9065ee82d7e5444002f01a6
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
 2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 035300.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 0970185bd1b0.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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