

Arbor Court

Report ID: CCN 165478
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§ 1 Facility Identity

Facility	Arbor Court
CCN	165478
Location	701 East Mapleleaf Drive, Mount Pleasant, IA, 52641
Ownership type	For profit - Corporation
Certified beds	62

§ 2 CMS Federal Record

Civil money penalties on file	\$33,807
Deficiency citations — current cycle	2 (71% vs prior 24 months (7))
Deficiency citations — prior 24 months	7
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	\$33,807
IA state average	\$18,747 (this facility is 1.8× the IA average)
National average	\$31,239 (this facility is 1.1× 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 2 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
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies.	D	Standard survey
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: MGM HEALTHCARE (32 facilities); Owner on file: ARBOR COURT INVESTMENTS, LLC (organization)
Ownership chain	MGM HEALTHCARE (32 facilities)
Penalties vs chain average	\$33,807 vs \$50,367 (0.7× the chain average)
Current deficiencies vs chain average	2 vs 13.1 (0.2× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 3.1 · US avg 3)
Health inspection	2 / 5 (state avg 2.9 · US avg 2.8)
Staffing	2 / 5 (state avg 3.6 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 3.4 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/165478
Snapshot SHA-256	04c84569dd5cf28b0450167c246da4ebeb134ad6f48e2cef174369f30eae246
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 165478.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 04c84569dd5c.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

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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