

Valley View Village

Report ID: CCN 165507
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§ 1 Facility Identity

Facility	Valley View Village
CCN	165507
Location	2571 Guthrie Avenue, Des Moines, IA, 50317
Ownership type	Non profit - Corporation
Certified beds	79

§ 2 CMS Federal Record

Civil money penalties on file	\$9,110
Deficiency citations — current cycle	8 (700% vs prior 24 months (1))
Deficiency citations — prior 24 months	1
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	\$9,110
IA state average	\$18,747 (this facility is 0.5× the IA average)
National average	\$31,239 (this facility is 0.3× 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 8 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
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	E	Complaint
F645	PASARR screening for Mental disorders or Intellectual Disabilities	D	Complaint
F675	Honor each resident's preferences, choices, values and beliefs.	D	Complaint
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.	D	Complaint
F640	Encode each resident's assessment data and transmit these data to the State within 7 days of assessment.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	D	Standard survey
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed, and revised by a team of health professionals.	D	Standard survey
F880	Provide and implement an infection prevention and control program.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: CASSIA (16 facilities); Owner on file: ELIM CARE INC (organization)
Ownership chain	CASSIA (16 facilities)
Penalties vs chain average	\$9,110 vs \$6,688 (1.4× the chain average)
Current deficiencies vs chain average	8 vs 4.9 (1.6× 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	5 / 5 (state avg 3.6 · US avg 2.9)
Quality measures (QM)	3 / 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/165507
Snapshot SHA-256	f825c8a079fcf0a0476a65bbb4d9832ae0a7b6150a7c19281e2d49edcbcf9db2
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 165507.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash f825c8a079fc.
 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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