

POET'S SEAT HEALTHCARE CENTER

Report ID: CCN 225360
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§ 1 Facility Identity

Facility	POET'S SEAT HEALTHCARE CENTER
CCN	225360
Location	359 HIGH STREET, GREENFIELD, MA, 01301
Ownership type	For profit - Limited Liability company
Certified beds	63

§ 2 CMS Federal Record

Civil money penalties on file	\$5,541
Deficiency citations — current cycle	6 (200% vs prior 24 months (2))
Deficiency citations — prior 24 months	2
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	2
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$5,541
MA state average	\$36,630 (this facility is 0.2× the MA average)
National average	\$31,239 (this facility is 0.2× 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 6 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
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	G	Standard survey
F697	Provide safe, appropriate pain management for a resident who requires such services.	G	Standard survey
F604	Ensure that each resident is free from the use of physical restraints, unless needed for medical treatment.	D	Standard survey
F690	Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections.	D	Standard survey
F842	Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	B	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: EPHRAM LAHASKY (23 facilities); Owner on file: THOMPSON, EDIN (individual)
Ownership chain	EPHRAM LAHASKY (23 facilities)
Penalties vs chain average	\$5,541 vs \$99,886 (0.1× the chain average)
Current deficiencies vs chain average	6 vs 16.4 (0.4× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3 · US avg 3)
Health inspection	3 / 5 (state avg 2.9 · US avg 2.8)
Staffing	1 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 3.3 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/225360
Snapshot SHA-256	92f6497515fe10e98f4b239e6ca8e9379a85d7947e0ebf6f4ccfff6ae1d15193
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 225360.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 92f6497515fe.
 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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