

BRIARWOOD REHABILITATION & HEALTHCARE CENTER

Report ID: CCN 225437
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§ 1 Facility Identity

Facility	BRIARWOOD REHABILITATION & HEALTHCARE CENTER
CCN	225437
Location	150 LINCOLN STREET, NEEDHAM, MA, 02492
Ownership type	For profit - Limited Liability company
Certified beds	120

§ 2 CMS Federal Record

Civil money penalties on file	\$8,788
Deficiency citations — current cycle	0 (100% vs prior 24 months (6))
Deficiency citations — prior 24 months	6
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	\$8,788
MA state average	\$36,630 (this facility is 0.2× the MA 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 Ownership & Chain Context

Ownership record	Chain: MARQUIS HEALTH SERVICES (88 facilities); Owner on file: QUINTO HOLDINGS LLC (organization)
Ownership chain	MARQUIS HEALTH SERVICES (88 facilities)
Penalties vs chain average	\$8,788 vs \$30,602 (0.3× the chain average)
Current deficiencies vs chain average	0 vs 10.9 (0.0× the chain average)

§ 5 CMS Care Compare Star Ratings

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

§ 6 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/225437
Snapshot SHA-256	162e703be65b0441e125bca9727ac8c7d100088f55f104df4d9d331940792b66
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 7 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 225437.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 162e703be65b.
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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