

OC Milford Gardens LLC

Report ID: CCN 225562
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§ 1 Facility Identity

Facility	OC Milford Gardens LLC
CCN	225562
Location	10 VETERANS MEMORIAL DRIVE, MILFORD, MA, 01757
Ownership type	For profit - Individual
Certified beds	135

§ 2 CMS Federal Record

Civil money penalties on file	\$148,051
Deficiency citations — current cycle	9 (40% vs prior 24 months (15))
Deficiency citations — prior 24 months	15
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	\$148,051
MA state average	\$36,630 (this facility is 4.0× the MA average)
National average	\$31,239 (this facility is 4.7× 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 9 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
F565	Honor the resident's right to organize and participate in resident/family groups in the facility.	E	Standard survey
F658	Ensure services provided by the nursing facility meet professional standards of quality.	E	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	E	Standard survey
F607	Develop and implement policies and procedures to prevent abuse, neglect, and theft.	D	Complaint
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	D	Complaint
F610	Respond appropriately to all alleged violations.	D	Complaint
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey
F693	Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.	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

§ 5 Ownership & Chain Context

Ownership record	Chain: AZURE HEALTHCARE (6 facilities); Owner on file: OC MILFORD GARDENS HOLDCO LLC (organization)
Ownership chain	AZURE HEALTHCARE (6 facilities)
Penalties vs chain average	\$148,051 vs \$57,743 (2.6× the chain average)
Current deficiencies vs chain average	9 vs 11.0 (0.8× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3 · US avg 3)
Health inspection	1 / 5 (state avg 2.9 · US avg 2.8)
Staffing	1 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	3 / 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/225562
Snapshot SHA-256	1104a4e018bdf7af85597d561ec14be3f7a3fb8e2cba4266bae510dc3a24a515
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 225562.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 1104a4e018bd.
 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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