

OAK KNOLL REHABILITATION AND HEALTHCARE CENTER

Report ID: CCN 225682
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§ 1 Facility Identity

Facility	OAK KNOLL REHABILITATION AND HEALTHCARE CENTER
CCN	225682
Location	9 ARBETTER DRIVE, FRAMINGHAM, MA, 01701
Ownership type	For profit - Corporation
Certified beds	123

§ 2 CMS Federal Record

Civil money penalties on file	\$211,819
Deficiency citations — current cycle	3 (70% vs prior 24 months (10))
Deficiency citations — prior 24 months	10
Immediate Jeopardy — current cycle	2
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	\$211,819
MA state average	\$36,630 (this facility is 5.8× the MA average)
National average	\$31,239 (this facility is 6.8× 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 3 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
F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	J · Immediate Jeopardy	Complaint
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	J · Immediate Jeopardy	Complaint
F880	Provide and implement an infection prevention and control program.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: ATLAS HEALTHCARE (29 facilities); Owner on file: WHITTIER MOP OPERATIONS HOLDINGS LLC (organization)
Ownership chain	ATLAS HEALTHCARE (29 facilities)
Penalties vs chain average	\$211,819 vs \$54,948 (3.9× the chain average)
Current deficiencies vs chain average	3 vs 8.9 (0.3× 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	2 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	2 / 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/225682
Snapshot SHA-256	aae134e90c9e1eedfd5d5f67a29cd6728831a1ffe14908da529e116cada384aa
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 225682.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash aae134e90c9e.
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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