

THE VILLAS AT THE PARK

Report ID: CCN 245083
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§ 1 Facility Identity

Facility	THE VILLAS AT THE PARK
CCN	245083
Location	4415 WEST 36 1/2 STREET, SAINT LOUIS PARK, MN, 55416
Ownership type	For profit - Corporation
Certified beds	52

§ 2 CMS Federal Record

Civil money penalties on file	\$166,817
Deficiency citations — current cycle	8 (unchanged vs prior 24 months (8))
Deficiency citations — prior 24 months	8
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$166,817
MN state average	\$20,689 (this facility is 8.1× the MN average)
National average	\$31,239 (this facility is 5.3× 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
F688	Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.	G	Standard survey
F583	Keep residents' personal and medical records private and confidential.	E	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Standard survey
F552	Ensure that residents are fully informed and understand their health status, care and treatments.	D	Standard survey
F605	Prevent the use of unnecessary psychotropic medications or use medications that may restrain a resident's ability to function.	D	Standard survey
F679	Provide activities to meet all resident's needs.	D	Standard survey
F811	Ensure that residents are assessed for appropriateness for a feeding assistant program, receive services as per their plan of care, and feeding assistants are trained and supervised.	D	Standard survey
F847	Inform resident or representatives choice to enter into binding arbitration agreement and right to refuse.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: MONARCH HEALTHCARE MANAGEMENT (45 facilities); Owner on file: NIJ LLC (organization)
Ownership chain	MONARCH HEALTHCARE MANAGEMENT (45 facilities)
Penalties vs chain average	\$166,817 vs \$27,779 (6.0× the chain average)
Current deficiencies vs chain average	8 vs 11.7 (0.7× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3.2 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 5 (state avg 4.1 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 3.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/245083
Snapshot SHA-256	d4e92e1a7e1e4004fe73076fa2eb98ef42be54332c5ac4e42b4d1e029347b9ee
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 245083.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash d4e92e1a7e1e.
 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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