

WILLOW SPRINGS CARE AND REHABILITATION

Report ID: CCN 505367
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§ 1 Facility Identity

Facility	WILLOW SPRINGS CARE AND REHABILITATION
CCN	505367
Location	4007 TIETON DRIVE, YAKIMA, WA, 98908
Ownership type	For profit - Corporation
Certified beds	75

§ 2 CMS Federal Record

Civil money penalties on file	\$21,442
Deficiency citations — current cycle	5 (44% vs prior 24 months (9))
Deficiency citations — prior 24 months	9
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	\$21,442
WA state average	\$54,992 (this facility is 0.4× the WA average)
National average	\$31,239 (this facility is 0.7× 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 5 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
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F921	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.	E	Standard survey
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	D	Standard survey
F645	PASARR screening for Mental disorders or Intellectual Disabilities	D	Standard survey
F732	Post nurse staffing information every day.	C	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: HYATT FAMILY FACILITIES (5 facilities); Owner on file: HYATT FAMILY FACILITIES LLC (organization)
Ownership chain	HYATT FAMILY FACILITIES (5 facilities)
Penalties vs chain average	\$21,442 vs \$90,454 (0.2× the chain average)
Current deficiencies vs chain average	5 vs 17.6 (0.3× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3.3 · US avg 3)
Health inspection	5 / 5 (state avg 2.9 · US avg 2.8)
Staffing	2 / 5 (state avg 3.5 · US avg 2.9)
Quality measures (QM)	3 / 5 (state avg 4.1 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/505367
Snapshot SHA-256	3e2d25b25456d2f239f99b818b69922b75ce56b25e7631a71d8dd3de595d92e8
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 505367.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 3e2d25b25456.
 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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