

Southern Oaks Therapy and Living Center

Report ID: CCN 745056
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§ 1 Facility Identity

Facility	Southern Oaks Therapy and Living Center
CCN	745056
Location	3350 Bonnie View Rd, Dallas, TX, 75216
Ownership type	For profit - Corporation
Certified beds	150

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	8 (27% vs prior 24 months (11))
Deficiency citations — prior 24 months	11
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	\$0
TX state average	\$49,788 (this facility is 0.0× the TX average)
National average	\$31,239 (this facility is 0.0× 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
F880	Provide and implement an infection prevention and control program.	E	Complaint
F558	Reasonably accommodate the needs and preferences of each resident.	E	Complaint
F690	Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections.	E	Complaint
F583	Keep residents' personal and medical records private and confidential.	E	Standard survey
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies.	E	Standard survey
F559	Honor the resident's right to share a room with spouse or roommate of choice and receive written notice before a change is made.	E	Complaint
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	D	Complaint
F627	Ensure the transfer/discharge meets the resident's needs/preferences and that the resident is prepared for a safe transfer/discharge.	D	Complaint

§ 5 Ownership

Ownership record	Owner on file: SOUTHERN OAKS THERAPY AND LIVING CENTER LLC (organization)
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§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 2.7 · US avg 3)
Health inspection	3 / 5 (state avg 2.8 · US avg 2.8)
Staffing	1 / 5 (state avg 1.8 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 3.8 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/745056
Snapshot SHA-256	84e2c95702ba75cd9a6423af836ce0fc506e7b1ff47e6304e608d08f905925cf
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 745056.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 84e2c95702ba.
 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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