

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

February 25, 2004

PAGE 1

000 B000000 12/31/2003
000 C000000 0000891290
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS TOTAL RETURN REALTY FUND, INC.
001 B000000 811-071540
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
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007 C010100 1
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007 C013000 30
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007 C013200 32
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007 C013600 36
007 C013700 37
007 C013800 38
007 C013900 39
007 C014000 40
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
012 A000001 EQUISERVE TRUST COMPANY
012 B000001 85-11340
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012 C030001 02021
013 A000001 PRICEWATERHOUSECOOPERS LLP
013 B010001 NEW YORK
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013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
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019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER INC.
020 B000001 52-0902557
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020 A000002 MERRILL LYNCH & CO., INC.
020 B000002 13-5674085
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020 A000003 LEHMAN BROTHERS INC.
PAGE 3
020 B000003 13-2518466
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020 A000004 BANC AMERICA SECURITY LLC.
020 B000004 95-4035346
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020 A000005 WACHOVIA SECURITIES INC.
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020 A000006 JEFFERIES & CO INC.
020 B000006 95-2622900
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020 A000007 GREEN STREET ADVISORS
020 C000007 6
020 A000008 REYNDERS, GRAY & CO., INC.
020 B000008 13-2642212
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020 A000009 B TRADE SERVICES
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022 A000001 MERRILL LYNCH & CO., INC.
022 B000001 13-5674085
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022 A000008 REYNDERS, GRAY & CO., INC.
022 B000008 13-2942212
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022 D000008 2248
022 A000009 GREEN STREET ADVISORS
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074 Y000000 0
075 A000000 0
075 B000000 136463
076 000000 17.74
077 A000000 Y
077 B000000 Y
077 Q010000 Y
078 000000 N
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PAGE 10
088 C000000 N
088 D000000 N
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT