

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  
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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  
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007 C013000 30  
007 C013100 31  
007 C013200 32  
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007 C013400 34  
007 C013500 35

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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  
012 C010001 CANTON  
012 C020001 MA  
012 C030001 02021  
013 A000001 PRICEWATERHOUSECOOPERS LLP  
013 B010001 NEW YORK  
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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.  
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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.  
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020 A000005 WACHOVIA SECURITIES INC.  
020 B000005 54-0796506  
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020 A000006 JEFFERIES & CO INC.  
020 B000006 95-2622900  
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020 A000007 GREEN STREET ADVISORS  
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020 A000008 REYNDERS, GRAY & CO., INC.  
020 B000008 13-2642212  
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020 A000009 B TRADE SERVICES  
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020 A000010 STATUS SECURITIES  
020 C000010 2  
021 000000 98  
022 A000001 MERRILL LYNCH & CO., INC.  
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022 A000007 BANC AMERICA SECURITY LLC.  
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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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|     |         |       |
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074 Y000000 0  
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075 B000000 136463  
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088 C000000 N  
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SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT