

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1  
000 A000000 06/30/2004  
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  
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007 C013000 30  
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007 C013500 35

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007 C013600 36  
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007 C016900 69  
007 C017000 70  
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  
PAGE 3  
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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013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
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015 C010001 BOSTON  
015 C020001 MA

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020 B000002 54-0796506  
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020 A000004 ISI GROUP INC.. INC.  
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020 A000005 GOLDMAN SACHS  
020 B000005 13-5108880  
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020 A000006 GREEN STREET ADVISORS  
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020 B000007 13-2655998  
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020 A000008 REYNDERS GRAY & CO. INC.  
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022 A000001 STATE STREET CORP.  
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054 K000000 N  
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054 M000000 Y  
054 N000000 N  
054 O000000 N  
PAGE 7  
055 A000000 N  
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PAGE 8  
070 F020000 N  
070 G010000 Y  
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070 H010000 Y

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072DD	020000		0
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086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
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087 A020000 19247R103

087 A030000 RFI

088 A000000 N

088 B000000 N

088 C000000 N

088 D000000 N

SIGNATURE ADAM DERECHIN

TITLE VICE PRESIDENT