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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
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005 000000 N
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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
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012 A000001 EQUISERVE TRUST COMPANY
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013 A000001 PRICEWATERHOUSECOOPERS LLP
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014 A000001 COHEN & STEERS SECURITIES, LLC
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PAGE 3
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020 A000004 BANC AMERICA SECURITY LLC.
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020 A000007 GREEN STREET ADVISORS
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020 A000008 REYNDERS, GRAY & CO., INC.
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075 B000000 136463
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077 B000000 Y
077 Q010000 Y
078 000000 N
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087 A030000 RFI
088 A000000 N
088 B000000 N
PAGE 10
088 C000000 N
088 D000000 N
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT