

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

March 07, 2005

PAGE 1  
000 B000000 12/31/2004  
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 A000000 N  
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007 C012900 29  
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007 C013000 30  
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007 C016700 67  
007 C016800 68  
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  
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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  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA

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015 C030001 02110  
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019 C000000 COHENSTEER  
020 A000001 JEFFERIES & COMPANY INC.  
020 B000001 95-2622900  
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020 A000002 WACHOVIA CAPITAL MARKET, LLC  
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020 A000003 INSTITUTIONAL DIRECT INC.  
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020 A000004 LEHMAN BROTHERS INC.  
020 B000004 13-2518466  
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020 A000005 GOLDMAN SACHS+ CO.  
020 B000005 13-5108880  
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020 A000006 GREEN STREET ADVISORS  
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020 A000007 DEUTSCHE BANK SECURITIES INC.  
020 B000007 13-2730828  
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020 A000008 ISI GROUP INC.  
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020 B000009 56-2058405  
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022 A000001 STATE STREET CORP.  
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022 A000002 JEFFERIES COMPANY INC.  
022 B000002 95-2622900  
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022 A000004 WACHOVIA CAPITAL MARKETS, LLC  
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022 A000005 DEUTSCH BANK SECURITIES INC.  
022 B000005 13-2730828  
022 C000005 496  
022 D000005 256  
022 A000006 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.  
022 B000006 13-5674085  
022 C000006 555  
022 D000006 86  
022 A000007 BANC/AMERICA SECUR. LLC MONTGOMERY DIV  
022 B000007 56-2058405  
022 C000007 385  
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022	A000008	LEMAN BROTHERS INC.	
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054 J000000 Y  
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PAGE 7  
054 O000000 N  
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PAGE 8  
070 F010000 Y  
070 F020000 N  
070 G010000 Y  
070 G020000 N

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073	B000000	0.3500
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086 F020000 0  
087 A010000 COMMON STOCK  
087 A020000 19247R103  
087 A030000 RFI  
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SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT