

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  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
007 C010200 2  
007 C010300 3  
007 C010400 4  
007 C010500 5  
007 C010600 6  
007 C010700 7  
007 C010800 8  
007 C010900 9  
007 C011000 10  
007 C011100 11  
007 C011200 12  
007 C011300 13  
007 C011400 14  
007 C011500 15  
007 C011600 16  
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007 C011800 18  
007 C011900 19  
007 C012000 20  
007 C012100 21  
007 C012200 22  
007 C012300 23  
007 C012400 24  
007 C012500 25  
007 C012600 26  
007 C012700 27  
007 C012800 28  
007 C012900 29  
PAGE 2  
007 C013000 30  
007 C013100 31  
007 C013200 32  
007 C013300 33  
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  
007 C014100 41  
007 C014200 42  
007 C014300 43  
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007 C015000 50  
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007 C015900 59  
007 C016000 60  
007 C016100 61  
007 C016200 62  
007 C016300 63  
007 C016400 64  
007 C016500 65  
007 C016600 66  
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  
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  
013 B020001 NY  
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  
 015 C040001 8200  
 015 E010001 X  
 018 000000 Y  
 019 A000000 Y  
 019 B000000 12  
 019 C000000 COHENSTEER  
 020 A000001 JEFFERIES & CO. INC.  
 020 B000001 95-2622900  
 020 C000001 1  
 020 A000002 WACHOVIA SECURITIES LLC  
 020 B000002 54-0796506  
 020 C000002 1  
 020 A000003 STATUS SECURITIES  
 020 C000003 1  
 020 A000004 ISI GROUP INC.. INC.  
 020 C000004 1  
 020 A000005 GOLDMAN SACHS  
 020 B000005 13-5108880  
 020 C000005 1  
 020 A000006 GREEN STREET ADVISORS  
 020 C000006 1  
 020 A000007 BEAR STEARNS  
 020 B000007 13-2655998  
 020 C000007 1  
 020 A000008 REYNDERS GRAY & CO. INC.  
 020 B000008 13-2942212  
 020 C000008 0  
 020 A000009 BANC AMERICA SECURITY LLC MONT  
 020 B000009 56-2058405  
 020 C000009 0  
 020 A000010 MERRILL LYNCH PIERCE FENNER  
 020 B000010 13-5674085  
 020 C000010 0  
 021 000000 8  
 PAGE 4  
 022 A000001 STATE STREET CORP.  
 022 C000001 63490  
 022 D000001 0  
 022 A000002 WACHOVIA SECURITIES  
 022 B000002 54-0796506  
 022 C000002 588  
 022 D000002 456  
 022 A000003 JEFFERIES & CO.  
 022 B000003 95-2622900  
 022 C000003 0  
 022 D000003 755  
 022 A000004 MERRILL LYNCH  
 022 B000004 13-5674085  
 022 C000004 510  
 022 D000004 82  
 022 A000005 STATUS SECURITIES  
 022 C000005 576  
 022 D000005 0  
 022 A000006 BEAR STEARNS  
 022 B000006 13-2655998  
 022 C000006 0  
 022 D000006 490  
 022 A000007 GOLDMAN SACHS  
 022 B000007 13-5108880  
 022 C000007 420  
 022 D000007 0

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|     |         |                     |       |
|-----|---------|---------------------|-------|
| 022 | A000008 | ISI GROUP INC.      |       |
| 022 | C000008 |                     | 60    |
| 022 | D000008 |                     | 359   |
| 022 | A000009 | MORGAN STANLEY CO.  |       |
| 022 | B000009 | 13-3224016          |       |
| 022 | C000009 |                     | 400   |
| 022 | D000009 |                     | 0     |
| 022 | A000010 | REYNDERS GRAY & CO. |       |
| 022 | B000010 | 13-2942212          |       |
| 022 | C000010 |                     | 27    |
| 022 | D000010 |                     | 214   |
| 023 | C000000 |                     | 66556 |
| 023 | D000000 |                     | 3164  |
| 024 | 000000  | N                   |       |
| 025 | D000001 |                     | 0     |
| 025 | D000002 |                     | 0     |
| 025 | D000003 |                     | 0     |
| 025 | D000004 |                     | 0     |
| 025 | D000005 |                     | 0     |
| 025 | D000006 |                     | 0     |
| 025 | D000007 |                     | 0     |
| 025 | D000008 |                     | 0     |
| 026 | A000000 | N                   |       |
| 026 | B000000 | Y                   |       |
| 026 | C000000 | Y                   |       |
|     | PAGE    | 5                   |       |
| 026 | D000000 | Y                   |       |
| 026 | E000000 | N                   |       |
| 026 | F000000 | N                   |       |
| 026 | G010000 | N                   |       |
| 026 | G020000 | N                   |       |
| 026 | H000000 | N                   |       |
| 027 | 000000  | N                   |       |
| 028 | A010000 |                     | 0     |
| 028 | A020000 |                     | 0     |
| 028 | A030000 |                     | 0     |
| 028 | A040000 |                     | 0     |
| 028 | B010000 |                     | 0     |
| 028 | B020000 |                     | 0     |
| 028 | B030000 |                     | 0     |
| 028 | B040000 |                     | 0     |
| 028 | C010000 |                     | 0     |
| 028 | C020000 |                     | 0     |
| 028 | C030000 |                     | 0     |
| 028 | C040000 |                     | 0     |
| 028 | D010000 |                     | 0     |
| 028 | D020000 |                     | 0     |
| 028 | D030000 |                     | 0     |
| 028 | D040000 |                     | 0     |
| 028 | E010000 |                     | 0     |
| 028 | E020000 |                     | 0     |
| 028 | E030000 |                     | 0     |
| 028 | E040000 |                     | 0     |
| 028 | F010000 |                     | 0     |
| 028 | F020000 |                     | 0     |
| 028 | F030000 |                     | 0     |
| 028 | F040000 |                     | 0     |
| 028 | G010000 |                     | 0     |
| 028 | G020000 |                     | 0     |
| 028 | G030000 |                     | 0     |
| 028 | G040000 |                     | 0     |
| 028 | H000000 |                     | 0     |

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|        |         |       |
|--------|---------|-------|
| 030    | A000000 | 0     |
| 030    | B000000 | 0.00  |
| 030    | C000000 | 0.00  |
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| 031    | B000000 | 0     |
| 032    | 000000  | 0     |
| 033    | 000000  | 0     |
| 035    | 000000  | 0     |
| 036    | B000000 | 0     |
| 038    | 000000  | 0     |
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| 042    | B000000 | 0     |
| 042    | C000000 | 0     |
| 042    | D000000 | 0     |
| 042    | E000000 | 0     |
| PAGE 6 |         |       |
| 042    | F000000 | 0     |
| 042    | G000000 | 0     |
| 042    | H000000 | 0     |
| 043    | 000000  | 0     |
| 044    | 000000  | 0     |
| 045    | 000000  | Y     |
| 046    | 000000  | N     |
| 047    | 000000  | Y     |
| 048    | 000000  | 0.700 |
| 048    | A010000 | 0     |
| 048    | A020000 | 0.000 |
| 048    | B010000 | 0     |
| 048    | B020000 | 0.000 |
| 048    | C010000 | 0     |
| 048    | C020000 | 0.000 |
| 048    | D010000 | 0     |
| 048    | D020000 | 0.000 |
| 048    | E010000 | 0     |
| 048    | E020000 | 0.000 |
| 048    | F010000 | 0     |
| 048    | F020000 | 0.000 |
| 048    | G010000 | 0     |
| 048    | G020000 | 0.000 |
| 048    | H010000 | 0     |
| 048    | H020000 | 0.000 |
| 048    | I010000 | 0     |
| 048    | I020000 | 0.000 |
| 048    | J010000 | 0     |
| 048    | J020000 | 0.000 |
| 048    | K010000 | 0     |
| 048    | K020000 | 0.000 |
| 049    | 000000  | N     |
| 050    | 000000  | N     |
| 051    | 000000  | N     |
| 052    | 000000  | N     |
| 053    | A000000 | N     |
| 054    | A000000 | Y     |
| 054    | B000000 | Y     |
| 054    | C000000 | N     |
| 054    | D000000 | N     |
| 054    | E000000 | N     |
| 054    | F000000 | N     |
| 054    | G000000 | N     |
| 054    | H000000 | Y     |
| 054    | I000000 | N     |
| 054    | J000000 | Y     |

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054 K000000 N  
 054 L000000 N  
 054 M000000 Y  
 054 N000000 N  
 054 O000000 N  
 PAGE 7  
 055 A000000 N  
 055 B000000 N  
 056 000000 Y  
 057 000000 N  
 058 A000000 N  
 059 000000 Y  
 060 A000000 N  
 060 B000000 N  
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 062 J000000 0.0  
 062 K000000 0.0  
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 062 N000000 0.0  
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 062 P000000 0.0  
 062 Q000000 0.0  
 062 R000000 0.0  
 063 A000000 0  
 063 B000000 0.0  
 066 A000000 Y  
 066 B000000 N  
 066 C000000 N  
 066 D000000 N  
 066 E000000 N  
 066 F000000 N  
 066 G000000 Y  
 067 000000 N  
 068 A000000 N  
 068 B000000 N  
 069 000000 N  
 070 A010000 Y  
 070 A020000 N  
 070 B010000 Y  
 070 B020000 N  
 070 C010000 N  
 070 C020000 N  
 070 D010000 Y  
 070 D020000 N  
 070 E010000 N  
 070 E020000 N  
 070 F010000 Y  
 PAGE 8  
 070 F020000 N  
 070 G010000 Y  
 070 G020000 N  
 070 H010000 Y

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|       |         |   |        |
|-------|---------|---|--------|
| 070   | H020000 | N |        |
| 070   | I010000 | N |        |
| 070   | I020000 | N |        |
| 070   | J010000 | Y |        |
| 070   | J020000 | N |        |
| 070   | K010000 | Y |        |
| 070   | K020000 | N |        |
| 070   | L010000 | Y |        |
| 070   | L020000 | N |        |
| 070   | M010000 | Y |        |
| 070   | M020000 | N |        |
| 070   | N010000 | Y |        |
| 070   | N020000 | N |        |
| 070   | O010000 | Y |        |
| 070   | O020000 | N |        |
| 070   | P010000 | N |        |
| 070   | P020000 | N |        |
| 070   | Q010000 | N |        |
| 070   | Q020000 | N |        |
| 070   | R010000 | Y |        |
| 070   | R020000 | N |        |
| 071   | A000000 |   | 3066   |
| 071   | B000000 |   | 3164   |
| 071   | C000000 |   | 158931 |
| 071   | D000000 |   | 2      |
| 072   | A000000 | 6 |        |
| 072   | B000000 |   | 31     |
| 072   | C000000 |   | 3742   |
| 072   | D000000 |   | 0      |
| 072   | E000000 |   | 0      |
| 072   | F000000 |   | 552    |
| 072   | G000000 |   | 14     |
| 072   | H000000 |   | 0      |
| 072   | I000000 |   | 12     |
| 072   | J000000 |   | 10     |
| 072   | K000000 |   | 0      |
| 072   | L000000 |   | 73     |
| 072   | M000000 |   | 20     |
| 072   | N000000 |   | 7      |
| 072   | O000000 |   | 0      |
| 072   | P000000 |   | 0      |
| 072   | Q000000 |   | 0      |
| 072   | R000000 |   | 27     |
| 072   | S000000 |   | 9      |
| 072   | T000000 |   | 0      |
| 072   | U000000 |   | 0      |
| 072   | V000000 |   | 0      |
|       | PAGE    | 9 |        |
| 072   | W000000 |   | 14     |
| 072   | X000000 |   | 738    |
| 072   | Y000000 |   | 0      |
| 072   | Z000000 |   | 3035   |
| 072AA | 000000  |   | 1575   |
| 072BB | 000000  |   | 0      |
| 072CC | 010000  |   | 1611   |
| 072CC | 020000  |   | 0      |
| 072DD | 010000  |   | 4717   |
| 072DD | 020000  |   | 0      |
| 072EE | 000000  |   | 0      |
| 073   | A010000 |   | 0.5100 |
| 073   | A020000 |   | 0.0000 |
| 073   | B000000 |   | 0.0000 |

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|     |         |                                       |
|-----|---------|---------------------------------------|
| 073 | C000000 | 0.0000                                |
| 074 | A000000 | 377                                   |
| 074 | B000000 | 0                                     |
| 074 | C000000 | 0                                     |
| 074 | D000000 | 659                                   |
| 074 | E000000 | 31789                                 |
| 074 | F000000 | 125094                                |
| 074 | G000000 | 0                                     |
| 074 | H000000 | 0                                     |
| 074 | I000000 | 0                                     |
| 074 | J000000 | 0                                     |
| 074 | K000000 | 0                                     |
| 074 | L000000 | 896                                   |
| 074 | M000000 | 18                                    |
| 074 | N000000 | 158833                                |
| 074 | O000000 | 0                                     |
| 074 | P000000 | 90                                    |
| 074 | Q000000 | 0                                     |
| 074 | R010000 | 0                                     |
| 074 | R020000 | 0                                     |
| 074 | R030000 | 0                                     |
| 074 | R040000 | 93                                    |
| 074 | S000000 | 0                                     |
| 074 | T000000 | 158650                                |
| 074 | U010000 | 9249                                  |
| 074 | U020000 | 0                                     |
| 074 | V010000 | 17.15                                 |
| 074 | V020000 | 0.00                                  |
| 074 | W000000 | 0.0000                                |
| 074 | X000000 | 619                                   |
| 074 | Y000000 | 0                                     |
| 075 | A000000 | 0                                     |
| 075 | B000000 | 158649                                |
| 076 | 000000  | 17.06                                 |
| 077 | A000000 | N                                     |
| 078 | 000000  | N                                     |
| 080 | A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
|     | PAGE    | 10                                    |
| 080 | C000000 | 11825                                 |
| 081 | A000000 | Y                                     |
| 081 | B000000 | 14                                    |
| 082 | A000000 | Y                                     |
| 082 | B000000 | 10                                    |
| 083 | A000000 | N                                     |
| 083 | B000000 | 0                                     |
| 084 | A000000 | N                                     |
| 084 | B000000 | 0                                     |
| 085 | A000000 | N                                     |
| 085 | B000000 | N                                     |
| 086 | A010000 | 0                                     |
| 086 | A020000 | 0                                     |
| 086 | B010000 | 0                                     |
| 086 | B020000 | 0                                     |
| 086 | C010000 | 0                                     |
| 086 | C020000 | 0                                     |
| 086 | D010000 | 0                                     |
| 086 | D020000 | 0                                     |
| 086 | E010000 | 0                                     |
| 086 | E020000 | 0                                     |
| 086 | F010000 | 0                                     |
| 086 | F020000 | 0                                     |
| 087 | A010000 | COMMON STOCK                          |



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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