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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
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PAGE 2
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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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020 B000010 13-5674085
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022 B000002 54-0796506
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054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
PAGE 7
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PAGE 8
070 F020000 N
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070 H010000 Y

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073	C000000	0.0000
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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