

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

February 25, 2003

PAGE 1  
000 B000000 12/31/2002  
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 C013200 32  
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007 C013400 34  
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007 C013600 36  
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007 C013800 38  
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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  
010 C010001 BOSTON  
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012 A000001 STATE STREET CORPORATION  
012 B000001 85-05003  
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013 A000001 PRICEWATERHOUSECOOPERS LLP  
013 B010001 NEW YORK  
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014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
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019 C000000 COHENSTEER  
020 A000001 LEHMAN BROTHERS INC.  
020 B000001 13-2518466  
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020 A000002 JEFFERIES & CO. INC.  
020 B000002 95-2622900  
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PAGE 3  
020 A000003 FIRST UNION CAPITAL MARKET  
020 B000003 56-1529080  
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020 A000004 LEGG MASON WOOD WALKER INC.  
020 B000004 52-0902557  
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020 A000005 MORGAN STANLEY CO INC.  
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020 A000008 REYNDERS, GREY & CO.

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020 B000008 13-2942212  
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020 A000009 GREEN STREET ADVISORS  
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020 A000010 B TRADE SERVICES  
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022 A000003 B TRADE SERVICES  
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022 A000004 MORGAN STANLEY CO. INC.  
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022 A000005 LEHMAN BROTHERS INC.  
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022 A000006 MERRILL LYNCH PIERCE FENNER  
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022 C000008 1426  
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022 A000009 FIRST UNION CAPITAL MARKET  
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	