

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1  
000 B000000 12/31/2005  
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 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
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PAGE 2  
007 C013000 30  
007 C013100 31  
007 C013200 32  
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007 C013400 34  
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007 C013600 36  
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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 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
012 C020001 NY  
012 C030001 10007  
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  
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019 B000000 17  
019 C000000 COHENSTEER  
020 A000001 GOLDMAN SACHS + CO.  
020 B000001 13-5108880  
020 C000001 12  
020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 9  
020 A000003 BANC/AMERICA SECUR.LLC MONTGOMERY DIV  
020 B000003 56-2058405  
020 C000003 9  
020 A000004 LEGG MASON WOOD WALKER INC.  
020 B000004 52-0902557  
020 C000004 8  
020 A000005 CITIGROUP GLOBAL MARKETS INC.  
020 B000005 11-2418191  
020 C000005 8  
020 A000006 JEFFERIES & COMPANY INC.  
020 B000006 95-2622900  
020 C000006 7  
020 A000007 UBS SECURITIES LLC  
020 B000007 13-3873456  
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020 A000008 MERRILL LYNCH PIERCE FENNER  
020 B000008 13-5674085  
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020 A000009 CREDIT SUISSE FIRST BOSTON CORP  
020 B000009 13-5659485  
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020 A000010 WACHOVIA CAPITAL MARKETS  
PAGE 4  
020 B000010 54-0796506  
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022 A000001 STATE STREET CORP.  
022 B000001 04-1867445  
022 C000001 693554  
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022 A000003 JEFFERIES & COMPANY INC  
022 B000003 95-2622900  
022 C000003 1264  
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022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.  
022 B000004 13-5674085  
022 C000004 1053  
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022 A000005 DEUTSCH BANK SECURITIES INC.  
022 B000005 13-2730828  
022 C000005 681  
022 D000005 326  
022 A000006 CITIGROUP GLOBAL MARKETS INC  
022 B000006 11-2418191  
022 C000006 867

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022	A000007	BEAR STEARNS SECURITIES CORP
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022	B000009	06-0950348
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022	B000010	13-5108880
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054 E000000 N  
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054 G000000 N  
054 H000000 Y  
054 I000000 N

PAGE 7

054 J000000 Y  
054 K000000 N  
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054 M000000 Y  
054 N000000 N  
054 O000000 N

055 A000000 N  
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069 000000 N

070 A010000 Y  
070 A020000 N

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070 C010000 N  
PAGE 8

070 C020000 N  
070 D010000 Y

070 D020000 N  
070 E010000 N

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070	E020000	N	
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072	Y000000		0
072	Z000000		4571
072AA	000000		17686
072BB	000000		0
072CC	010000		0
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072DD010000	4575
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072EE000000	17542
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074 V010000	18.01
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PAGE 10

075 A000000	0
075 B000000	178419
076 000000	18.53
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080 A000000	NATIONAL UNION FIRE INSURANCE COMPANY
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087	A030000	RFI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	