

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

March 01, 2007

PAGE 1  
000 B000000 12/31/2006  
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  
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  
007 C011700 17  
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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

007 C013600 36  
007 C013700 37  
007 C013800 38  
007 C013900 39  
007 C014000 40  
007 C014100 41  
007 C014200 42  
007 C014300 43  
007 C014400 44  
007 C014500 45  
007 C014600 46  
007 C014700 47  
007 C014800 48  
007 C014900 49  
007 C015000 50  
007 C015100 51  
007 C015200 52  
007 C015300 53  
007 C015400 54  
007 C015500 55  
007 C015600 56  
007 C015700 57  
007 C015800 58  
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  
007 C017100 71  
007 C017200 72  
007 C017300 73  
007 C017400 74  
007 C017500 75  
007 C017600 76  
007 C017700 77  
007 C017800 78  
007 C017900 79  
007 C018000 80

PAGE 3

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  
010 C030001 02111  
012 A000001 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
012 C020001 NY  
012 C030001 10007

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

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  
015 C030001 02111  
015 C040001 8200  
015 E010001 X  
015 A000002 STATE STREET BANK & TRUST COMPANY  
015 B000002 S  
015 C010002 LONDON  
015 D010002 UNITED KINGDOM  
015 E040002 X  
015 A000003 WESTPAC BANKING CORPORATION  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
018 000000 Y  
019 A000000 Y  
019 B000000 20  
019 C000000 COHENSTEER  
020 A000001 UBS SECURITIES LLC  
020 B000001 13-3873456  
020 C000001 13  
020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 10  
020 A000003 JEFFERIES & COMPANY INC.  
020 B000003 95-2622900  
PAGE 4  
020 C000003 8  
020 A000004 BEAR STEARNS SECURITIES CORP  
020 B000004 13-3299429  
020 C000004 7  
020 A000005 STIFEL NICOLAUS & CO INC.  
020 B000005 43-0538770  
020 C000005 7  
020 A000006 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000006 56-2058405  
020 C000006 5  
020 A000007 MERRILL LYNCH PIERCE FENNER  
020 B000007 13-5674085  
020 C000007 5  
020 A000008 WACHOVIA CAPITAL MARKETS LLC  
020 B000008 54-0796506  
020 C000008 4  
020 A000009 CITIGROUP GLOBAL MARKETS LLC  
020 B000009 11-2418191  
020 C000009 3  
020 A000010 GOLDMAN SACHS + CO.  
020 B000010 13-5108880  
020 C000010 3  
021 000000 91  
022 A000001 STATE STREET CORP.  
022 B000001 04-1867445  
022 C000001 1048834

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

022	D000001	0
022	C000002	0
022	D000002	0
022	C000003	0
022	D000003	0
022	C000004	0
022	D000004	0
022	C000005	0
022	D000005	0
022	C000006	0
022	D000006	0
022	C000007	0
022	D000007	0
022	C000008	0
022	D000008	0
022	C000009	0
022	D000009	0
022	C000010	0
022	D000010	0
023	C000000	1048834
023	D000000	0
024	000000	N
025	D000001	0
025	D000002	0
025	D000003	0
	PAGE	5
025	D000004	0
025	D000005	0
025	D000006	0
025	D000007	0
025	D000008	0
026	A000000	N
026	B000000	Y
026	C000000	Y
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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
	PAGE	6
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
054 G000000 N  
PAGE 7  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
054 N000000 N  
054 O000000 N  
055 A000000 N  
055 B000000 N  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
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  
PAGE 8  
070 B020000 N  
070 C010000 N  
070 C020000 N  
070 D010000 Y

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

070	D020000	N	
070	E010000	N	
070	E020000	N	
070	F010000	Y	
070	F020000	N	
070	G010000	Y	
070	G020000	N	
070	H010000	Y	
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	Y	
070	M010000	Y	
070	M020000	Y	
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		31336
071	B000000		46753
071	C000000		177160
071	D000000	18	
072	A000000	12	
072	B000000		171
072	C000000		6301
072	D000000		0
072	E000000		0
072	F000000		1263
072	G000000		25
072	H000000		0
072	I000000		22
072	J000000		34
072	K000000		0
072	L000000		60
072	M000000		47
072	N000000		0
	PAGE	9	
072	O000000		0
072	P000000		0
072	Q000000		0
072	R000000		92
072	S000000		7
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		43
072	X000000		1593
072	Y000000		0
072	Z000000		4879
072AA	000000		18826
072BB	000000		0

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

072CC010000	19611
072CC020000	0
072DD010000	4914
072DD020000	0
072EE000000	18651
073 A010000	0.5300
073 A020000	0.0000
073 B000000	2.0200
073 C000000	0.4000
074 A000000	9
074 B000000	0
074 C000000	3545
074 D000000	519
074 E000000	35069
074 F000000	145563
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	0
074 K000000	0
074 L000000	762
074 M000000	4
074 N000000	185471
074 O000000	0
074 P000000	121
074 Q000000	0
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	2786
074 S000000	0
074 T000000	182564
074 U010000	9249
074 U020000	0
074 V010000	19.74
074 V020000	0.00
074 W000000	0.0000
PAGE 10	
074 X000000	467
074 Y000000	0
075 A000000	0
075 B000000	180415
076 000000	20.32
077 A000000	Y
077 B000000	Y
077 C000000	N
077 D000000	N
077 E000000	N
077 F000000	N
077 G000000	N
077 H000000	N
077 I000000	N
077 J000000	N
077 K000000	N
077 L000000	N
077 M000000	N
077 N000000	N
077 O000000	N
077 P000000	N
078 000000	N
080 A000000	NATIONAL UNION FIRE INSURANCE COMPANY
080 C000000	15000



Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-B

081 A000000 Y  
081 B000000 21  
082 A000000 N  
082 B000000 0  
083 A000000 N  
083 B000000 0  
084 A000000 N  
084 B000000 0  
085 A000000 Y  
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  
087 A020000 19247R103  
087 A030000 RFI  
088 A000000 N  
088 B000000 N  
PAGE 11  
088 C000000 N  
088 D000000 N  
028 A011600 0  
028 A021600 0  
028 A031600 0  
028 A041600 0  
028 B011600 0  
028 B021600 0  
028 B031600 0  
028 B041600 0  
028 C011600 0  
028 C021600 0  
028 C031600 0  
028 C041600 0  
028 D011600 0  
028 D021600 0  
028 D031600 0  
028 D041600 0  
028 E011600 0  
028 E021600 0  
028 E031600 0  
028 E041600 0  
028 F011600 0  
028 F021600 0  
028 F031600 0  
028 F041600 0  
028 G011600 0  
028 G021600 0  
028 G031600 0  
028 G041600 0  
028 H001600 0  
SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT